ID: 3627

SALE OF A SPACIOUS AGRICULTURAL PLOT NEAR A RESIDENTIAL DEVELOPMENT

Peruški, Marčana

182,300 €
15 €/m²







Marčana is a picturesque village in Istria, located not far from Pula and the eastern coast of the Istrian peninsula. It is known for its unspoilt nature, traditional Istrian villages, olive groves, vineyards and proximity to beautiful beaches and secluded bays. Thanks to its location, Marčana offers a pleasant combination of privacy, a peaceful rural lifestyle and easy access to essential amenities.

An attractive agricultural plot of land measuring 12,146 m² is for sale in the Marčana area, in southeastern Istria, in a location that combines natural beauty, tranquillity and the authentic atmosphere of the Istrian countryside.

THE LAND FEATURES THE FOLLOWING CHARACTERISTICS:

- Land area of 12,146 m^2
- Beautiful views of the greenery and surrounding forest
- Several old olive trees
- The land is partially overgrown with woodland, creating a special natural atmosphere
- Bordered by a traditional dry-stone wall, characteristic of the Istrian landscape
- Regular shape, allowing for easier planning and use of the land
- Well-maintained access road
- Peaceful location surrounded by greenery and the natural Istrian landscape
- Large area offering numerous agricultural possibilities

POSSIBLE USES

Thanks to its size, regular shape, existing olive trees and natural surroundings, the land offers interesting opportunities for various agricultural activities, subject to applicable spatial planning regulations and legal requirements.

It may be suitable for:

- Restoring the existing olive grove and cultivating olive trees
- Planting additional olive trees and developing olive production
- Growing figs, almonds and other Mediterranean crops
- Establishing orchards and other plantations
- Organic farming and the production of traditional Istrian products
- Creating a traditional Istrian country estate surrounded by nature
- Long-term investment in agricultural land in an attractive part of Istria

This land represents an interesting opportunity for farmers, investors and anyone wishing to own a larger plot of land in a peaceful location surrounded by nature in Istria. Its particular value lies in the existing old olive trees, traditional dry-stone wall, regular shape, well-maintained access road and beautiful green surroundings with views of the forest.

FOR FURTHER INFORMATION, PLEASE CONTACT:

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Summary

LOCATION	Peruški, Marčana	PROPERTY ID	3627
PRICE	182,300 €	TYPE	Land
LAND TYPE	AGRICULTURAL	AREA	12,146 M²
ORIENTATION	-	VIEW AT	SEA AND GREENERY
NUMBER OF FLOORS	-	ACCESS ROAD	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
OWNERSHIP TYPE	ORDERLY	CERTIFICATE OF OWNERSHIP	YES
LOCATION PERMIT	-	BUILDING PERMIT	-

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Extra features

- Access road
- Forest

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