ID: 2128

LAND WITH A LARGE AREA OF 35 500 m2 FOR TOURIST INVESTMENT

Galižana, Vodnjan

1 €







POSSIBILITY OF BUILDING:

HOTEL WITH THREE DEPENDANCES

VILLA, SMALL ACCOMMODATION FACILITIES, GUEST HOUSE AND SMALL HOTEL

ADDITIONAL CONTENT IN ADDITION TO THE FOREGOING:

3.1. RECEPTIONS

3.2. HOSPITALITY FACILITIES FOR ENTERTAINMENT AND SPORTS RECREATION FACILITIES (SWIMMING POOL, PLAYGROUNDS AND SIMILAR)

3.3. CATERING FACILITIES FOR FOOD

Istrian County as a region represents a beautiful peninsula with an ideal Mediterranean climate, unique natural beauty and excellent road and air connections with the rest of Europe. The city of Vodnjan is located in the southwestern part of Istria, a city that is rich in its historical heritage, culture, and is wonderfully located with a beautiful old town core. The old town center and most of the basic facilities in Vodnjan are located on a beautiful hill that offers a beautiful view of the sea and the Brijuni Islands, and offers its residents the opportunity to live, enjoy and invest in a quiet location in a stunning environment.

Right in the area of the town of Vodnjan, in a very quiet and unique location, we have a very attractive construction-agricultural plot of 35,500 m2 with a view of the sea, the city of Pula and the Brijuni Islands. The purpose of the space is prescribed by the spatial plan for all levels of catering and tourist use, with an area of 20,000 m2, while the rest of the land, with an area of 15,500 m2, is for agricultural use. On a substantial area, we are able to build a hotel, a hotel with three annexes, accommodation units such as villas or guesthouses, which includes the construction of a reception, a catering facility for food, a catering facility for entertainment and sports and recreational facilities (swimming pool, playgrounds, parks, etc.). Currently, the mentioned area has 900 olive trees, 22 years old, meticulously maintained and treated according to eco standards with an eco certificate, which contribute a large amount of oil on an annual basis. The great advantage of this real estate is the possibility of additional purchase of a larger area of land that borders the land that is the subject of sale, they also have a large eco-olive grove and a century-old forest, which gives us an atmosphere of connection with nature and greenery with business potential, and enables the future owner to expand his business. The property has a neat access road, proper documentation, is located in a very quiet and yet attractive location, and already without additional investments, it enables the future owner a certain return on investment in the form of production and sale of his own eco olive oil. An important factor is the large built-up coefficient of an area of even 4,000 m2 and the utilization coefficient of 6,000 m2, which gives us additional advantages when planning investments, as well as the use of space prescribed by spatial plans of all levels for hospitality and tourism purposes, which enables the future owner to quickly realize a building permit and the possibility of starting construction after the creation of the main project.

The mentioned land represents a very interesting, unique and attractive real estate with regard to its spacious area, ideal orientation, sea view and various possibilities that it offers, with great business potential.

In accordance with the order of the principal, the property is sold in such a way that all other information for potential buyers is provided only after the agreed appointment for the inspection and presentation, and the signature of the record of the inspection of the property.

FOR ALL OTHER INFORMATION, CALL AT:
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Licensed agent

Summary

LOCATION	Galižana, Vodnjan	PROPERTY ID	2128
PRICE	1 €	TYPE	Land
LAND TYPE	FOR BUILDING	AREA	35,500 M²
ORIENTATION	SOUTHWEST	VIEW AT	SEA AND NATURE
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

Infrastructure

- Electricity
- Water

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