



## SPACIOUS LAND WITH OLIVE GROVE, FRUIT TREES AND WATER ON THE PLOT

 Vodnjan

 **435,200 €**  
31 €/m<sup>2</sup>



Vodnjan is located in southern Istria, ten kilometers north of Pula. Vodnjan has been known since ancient times for its narrow stone streets and the place where churches were built in the romantic and Gothic style. Vodnjan and the surrounding villages have a special charm and a more peaceful way of life, and yet people are more engaged in agriculture and livestock. It is located on a hill and has a beautiful view of the Brijuni Islands, which certainly contributes to the quality of olive growth and the quality of olive oil production, because this area is famous for its production.



Attractive land for sale in a quiet location on a slightly sloping terrain with a total area of 13,979m<sup>2</sup> with raspberries that are about 20 years old and there are 200 of them, neatly maintained and cut with love. On the land we also have planted fruit trees, 10 figs, 6 jujubes, oleanders, cherries, cypresses, lavender and some other decorative Mediterranean plants that grow successfully because we have tap water on the land. The plot has an entrance on two sides, an access road directly from the asphalt road and one public access road from the upper side of the plot. The entire plot is fenced with a dry stone wall 300m long, 140 cm high and 40 cm deep. The wall gives additional privacy and rustic charm to the entire plot. On the land there is also a corner for relaxing and preparing food, so the owner, with a lot of love, time and attention, built a fireplace, a bread oven and a canopy with a large wooden table, which is extremely good for socializing and necessary in the summer months because it provides us with shade and a place to rest. The small kažun (traditional wooden hut) located on the plot itself somewhere in the middle of the plot also gives the plot a special charm. Water is also located on the land itself.

The aforementioned land is in an extremely quiet location and is certainly worth a look because it provides the spaciousness, intimacy and peace that is needed for everyone to have their own space to relax in this wonderful location that is only about 10 kilometers away from attractive locations. The road connections to the location are getting better and better, so the distance of this land certainly has its charms.

FOR ALL OTHER INFORMATION CALL:

+385 91 539 6446

[edita.premate@family-nekretnine.hr](mailto:edita.premate@family-nekretnine.hr)

Edita Premate Panić

Mediation Assistant

## Summary

LOCATION	Vodnjan	PROPERTY ID	2648
PRICE	435,200 €	TYPE	Land
LAND TYPE	AGRICULTURAL	AREA	13,979 M <sup>2</sup>
ORIENTATION	-	VIEW AT	GREENERY
NUMBER OF FLOORS	-	ACCESS ROAD	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
OWNERSHIP TYPE	ORDERLY	CERTIFICATE OF OWNERSHIP	YES
LOCATION PERMIT	-	BUILDING PERMIT	-



## Extra features

- Access road
- Forest

## Infrastructure

- Water

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