




## BEAUTIFUL AGRICULTURAL LAND NEAR KRNICIA

 Krnica, Marčana

 **45,000 €**  
4 €/m<sup>2</sup>



Krnica is a small, picturesque village located in the southeastern part of Istria, Croatia. It is located about 25 km from Pula. Peaceful and rural environment - surrounded by olive groves, vineyards and Mediterranean vegetation. Close to the sea - nearby is Krnički porat, a small fishing port. Peaceful and rural environment - surrounded by olive groves, vineyards and Mediterranean vegetation

The offer includes agricultural land with a total area of 10,046 m<sup>2</sup>, located in a peaceful and natural environment, ideal for investment or agricultural activity. The land consists of pasture, arable land and a forest area, which offers a variety of uses. The plot has a secured access road, and the entire area is fenced with wire.



Due to its size and structure, the property represents a valuable investment opportunity - suitable for olive cultivation, vineyard, livestock farming or other agricultural activities. The peaceful location and natural environment make this property attractive to buyers looking for a long-term investment in Istria.

FOR ALL OTHER INFORMATION, CALL:

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Danijela Milotić

Mediation assistant

## Summary

|                   |                 |                          |                       |
|-------------------|-----------------|--------------------------|-----------------------|
| LOCATION          | Krnica, Marčana | PROPERTY ID              | 3141                  |
| PRICE             | 45,000 €        | TYPE                     | Land                  |
| LAND TYPE         | AGRICULTURAL    | AREA                     | 10,046 M <sup>2</sup> |
| ORIENTATION       | -               | VIEW AT                  | -                     |
| 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

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