

**EURO PARTNER**

Istarskog razvoda 1, 52440 Poreč

e-mail: office@europartner.hr

web: europartner.hr

info: +385 98 923 6402



<b>Code :</b>	00267
<b>Location :</b>	Vižinada
<b>Land area :</b>	8200 m2
<b>Distance from the center :</b>	4 km
<b>Distance from the sea :</b>	18 km

**Price : 205.000 €**

An attractive agricultural plot of 8,200 m<sup>2</sup> is for sale, situated on the peaceful edge of a construction zone—ideal for those seeking a blend of nature, tradition, and development potential. The land is located in the beautiful surroundings of Vižinada, surrounded by greenery and the unique Istrian landscape, while still being close to the main road, ensuring easy and convenient access.

Thanks to the favourable climate and fertile soil, the property is perfect for cultivating various crops, especially grapevines and olive trees—an excellent opportunity to create your own small Istrian vineyard or olive grove. The proximity to the construction zone opens additional possibilities for future plans, while the tranquility and privacy provide a unique setting for both work and enjoyment in nature.

This land represents an outstanding opportunity for farmers, investors, or nature enthusiasts looking to bring their vision to life in one of the most beautiful parts of Istria.

Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.