EURO PARTNER
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Code :	00379
Location :	Poreč
Building area :	140 m2
Land area :	17624 m2
Distance from the center :	2.5 km
Distance from the sea :	1.5 km

Price : 1.800.000 €

BUILDING

Energy class :	in preparation

AREAS & SPACES

Vanjska površina :	17624 m2

In a peaceful and authentic Istrian setting, just a few minutes from Poreč and its beautiful beaches, lies this rare and impressive property that offers a unique combination of privacy, nature, and exceptional development opportunities. At the heart of the spacious land is a charming stone house of 140 m², surrounded by centuries-old olive groves and green areas that create a true Mediterranean atmosphere. From the moment you arrive at the property, a special atmosphere of peace and exclusivity is felt – a space that provides a complete escape from everyday life. The total area of the land is 17,624 m² of building land, which is a rare find in today's market. The special value is enhanced by the fact that approximately 12,000 m² is located in a hospitality-tourism zone (campgrounds), which opens the possibility for the development of a boutique campsite, luxury glamping resort, agritourism complex, or private resort. The property is adorned with an olive grove featuring 260 olive trees approximately 29 years old, which already yields a stable harvest and adds extra value to the property. This authentic olive grove provides an ideal foundation for developing your own olive oil brand or luxury agritourism concept, which is increasingly sought after by foreign guests. A large portion of the land leaves room for additional amenities such as a swimming pool, rental villas, wellness area, equestrian ranch, or private Mediterranean estate, depending on the vision of the future owner. The location is extremely peaceful and private, yet close enough to all the amenities that Poreč has to offer – top-notch restaurants, marinas, beaches, and tourist attractions. The house is connected to the city water supply, has electricity, a septic tank, and central heating powered by gas or air conditioning, which allows for a comfortable stay year-round. This property represents a rare opportunity for buyers looking for something special – whether as a luxury private estate, a tourism investment, or a project that combines nature, authenticity, and modern living. Properties of this size and potential in the vicinity of Poreč appear extremely rarely on the market.