

## ISTRIA ADRIA

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<b>Code :</b>	13090
<b>Location :</b>	Ližnjan
<b>Lot size :</b>	4499 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Energy efficiency :</b>	Not specified

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<b>Price :</b>	<b>89.970 €</b>
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Incredible Opportunity in Istria: Spacious Olive Grove with Tradition and Potential in Valtura (4,000+ m<sup>2</sup>)

Become the owner of a beautiful olive grove in Istria – a region officially recognized as the best olive-growing area in the world. For sale is a fully maintained and spacious olive grove located in Valtura, covering an area of over 4,000 m<sup>2</sup>, with excellent access and an ideal micro-location.

On this large plot, there are about 70 carefully tended olive trees, ensuring each tree receives plenty of sunlight and space. For over 20 years, this grove has produced top-quality extra virgin olive oil of the highest rank, known for its exceptionally high content of beneficial antioxidants. Due to the spaciousness of the land, this olive grove also offers exceptional potential for planting new trees or customizing it according to the buyer's wishes.

#### Key Features:

- 20+ years of tradition: A mature and well-maintained plantation that regularly yields a rich harvest.
- About 70 productive trees: Olive trees in full vigor that provide raw material for high-quality oil with significant health and gastronomic value (high antioxidant content).
- Over 4,000 m<sup>2</sup> of land: A comfortable space that offers privacy, tranquility, and enormous potential for expanding the plantation.
- Prime location: Valtura (Istria) – sunny position, excellent transport connections, and proximity to Pula, within the world capital of olive growing.

This property represents the perfect blend of an established production of premium "liquid gold" and an investment with great potential for the future.

