

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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|----------------------------|---------------|
| Code : | 14991 |
| Location : | Buzet |
| Lot size : | 100258 m2 |
| Garden size : | 0.00 m2 |
| Energy efficiency : | Not specified |

Price : 309.000 €

In the area of Buzet, an attractive land complex with a total area of 100,258 m² (approximately 10 hectares) is for sale. The property is sold exclusively as a whole.

Located in a peaceful natural setting, surrounded by forests, meadows, and traditional Istrian landscapes, the land offers a perfect blend of privacy, accessibility, and long-term development potential.

The existing legal structure of 4 m² with a usage permit, a foundation slab, and a septic tank adds special value to the property and is included in the price. Electricity and water are available near the site, and access is provided via an asphalt road.

A portion of the land, approximately 7,000 m², is located directly adjacent to the built-up part of the settlement, which opens up possibilities for future development and the creation of an exclusive private estate with a large yard. An additional approximately 2,000 m² is situated in a secluded area at the end of the settlement, with asphalt access and in close proximity to an urbanized zone.

The complex consists of 36 plots distributed across four closely located sites within a radius of approximately 700 meters to 1 kilometer. All plots have guaranteed access roads.

About 5.5 hectares consist of quality and fertile agricultural land that was once used as a vineyard, arable land, and pasture. The land is suitable for the development of family farms, vineyards, olive groves, organic production, or a glamping project. The remaining approximately 5 hectares encompass rich old and younger forests. The property also features a natural water spring and a registered pond.

This property represents an excellent opportunity for investors looking to develop a luxury estate, holiday villas, a boutique resort, a glamping village, a large family agricultural farm, or to invest long-term in land with potential for future repurposing. The location is in close proximity to renowned Istrian truffle areas and offers an authentic experience of nature and privacy, along with

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good transport connections.

Buzet - 7 km

Novigrad and the sea - 35 to 40 km

Istrian Ypsilon and main roads just a few minutes' drive away

For more information and to schedule a viewing, please