

ISTRIA ADRIA

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Code :	16224
Location :	Vodnjan
Lot size :	8000 m2
Garden size :	0.00 m2
Energy efficiency :	Not specified

Price :	320.000 €
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For sale - a unique plot of land with an area of approximately 8,000 m² in the vicinity of Vodnjan.

The land is situated in a peaceful, natural environment, completely isolated from settlements, with no immediate neighbors, ensuring maximum privacy while also providing excellent connectivity to the city, the sea, and main roads.

Land structure:

- Building land: 1,009 m² (regular shape approximately 33 × 30 m)
- Agricultural land: approximately 3,100 m²
- Forest land: approximately 3,900 m²

All parcels form a single connected and functional unit, giving this property exceptional investment value and numerous usage possibilities.

Infrastructure and access:

- Water on the plot
- Electricity, telecommunications, and fiber optics approximately 10 m away
- Well-maintained access road 7 m wide (two lanes + sidewalk) with a turnaround

Location:

- Vodnjan: approximately 2.5 km
- Pula: approximately 7 km
- Sea and beaches: approximately 7 km

Ideal for the construction of a luxury villa, a holiday estate, or a long-term investment with great potential.