

Prodol, Istria – construction and agricultural land

109.000 €
33 €/m^2

Have you ever dreamed of living in a small, peaceful, picturesque town where the faces of the neighbors are always smiling and everyone is always ready to help you? Discover Prodol, a village of only ninety inhabitants located between Pula and Barban. Narrow streets surrounded by old, traditional stone houses; plenty of greenery, olive groves and vineyards; the sound of cicadas and intoxicating Mediterranean scents - this is a peaceful paradise in one of the most popular parts of Croatia.
And right here is the perfect opportunity for all those who are ready to exchange the hustle and bustle of the city for a peaceful and easy country life!

Multiple opportunities in one property
Istria is known as a region of rich offer that combines that wonderful Mediterranean relaxation and leisure with rich gastronomy, oenology, olive growing and tourism, and these two neighboring plots (which can also be bought together or separately) give you the opportunity to use the best of both worlds.

Do you want to build a house in a quiet environment where at night you can only hear the chirping and the sound of the wind on the green? Then this is the ideal location for you - a building plot of 2172 m2 with real estate, water connection and the possibility of connecting to electricity and a telephone line (optics to be announced).

Would you like to create an olive grove or grapevine (eg Istrian malvazija) and try your hand at producing these popular local specialties? Or would you prefer your own garden with an orchard where you will grow aromatic local fruits and vegetables? No problem - there is also a construction-agricultural plot of 1138 m2 where you can make those dreams come true!

In addition to being sold as a whole property, these plots can also be purchased separately.

Features of the property

- Close to the adrenaline park Glavani Park, which guarantees fun for the whole family (5.8 km)
- Close to the Barba Tone ranch, where horse riding is also possible (3 km)

- Surrounded by rich agricultural production, of which the station Kumparička stands out with domestic, organic goat products (9.7 km)
- Rich gastronomy, visible in nearby restaurants such as the famous pizzeria Luna (850 m) and tavern Da Rocco with local specialties (5.3 km).
- The possibility of providing tourist content, given that Istria is one of the most interesting tourist regions in Croatia.

Summary

Location	Marčana	Property ID	2479
Price	109.000 €	Type	land
Area	-	Land area	3.310 m²
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	-	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	33 €	Real estate transfer tax	3%
Energy certificate	-	Subtype	building land, agricultural land, building land

Distances

Restaurant	850 m
Sea	10 km
Venezia airport	370 km
Trst airport	161 km
Store	2.4 km
Pula airport	15.8 km
Vienna	584 km
Pula	21 km
Rovinj	35.4 km

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CCA 1438M
3.310 M2



