Building land in idyllic Prodol

45.600 €
35 €/m²

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 comfortable life!
The building plot of 1313 m2 is located in a quiet location and offers an enchanting view of the greenery that surrounds it. There is also a property on the land with the possibility of connecting to electricity and telephony (installation of an optical cable is also planned), and it is in the process of obtaining special conditions and subdivision. In other words, take this as a blank canvas on which to draw all your life's desires and plans.

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	2488
Price	45.600 €	Type	land

Area	-	Land area	1.313 m²
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	-	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	35 €	Real estate transfer tax	3%
Energy certificate	-	Subtype	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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