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ID 1749-1 64.000 €

Building land, 1381 m² | near Pula, Šajini

Barban, Šajini



Basic information

PRICE	64.000 €
AREA	1381 m²
AGENCY COMMISSION	3 % + VAT
REAL ESTATE TYPE	Plot for construction
LOCATION	Barban, Šajini
REAL ESTATE ID	1749-1

Building land in Istria | Šajini

For sale is a building plot with a total area of 1,381 m², located in a peaceful location that provides privacy, comfort, and a beautiful view of nature. The land offers an excellent opportunity for the construction of various types of properties - a single-story house, family house, two-story house, luxury villa with a swimming pool, or holiday home.

Opposite the land there is a vineyard, which further contributes to the pleasant ambience and feeling of peace. This is a place where you will be able to relax your eyes and mind every day, enjoying the greenery with your morning coffee or an evening sunset.

The location represents an excellent balance between peaceful living in nature and the proximity of all necessary amenities. The proximity of the school is an advantage for families. Just an 11-minute drive by car away is Barban, with all the facilities needed for everyday life: a supermarket, kindergarten, ATM, traditional taverns with authentic Istrian cuisine, pizzeria, petrol station, pharmacy, post office, bakery, medical clinic, and hair salon.

In the immediate vicinity of the property there are numerous facilities that further increase the quality of life and attractiveness of the location. In the surrounding area there are local family farms, ideal for purchasing local Istrian products and fresh groceries, olive oil, goat cheese, fresh fruits and vegetables, honey, wine, brandies and liqueurs, homemade cured meat products, fresh fish, and fish products.

For lovers of gastronomy and seafood specialties, there are also well-known fish restaurants nearby in Trget, Rakalj, and Krnički Porat. For families with children and lovers of active holidays, Glavani Park is nearby, a popular adrenaline and amusement park known for its attractions for all ages. An additional attraction in the area is the Ranch in Manjadvorci, for horseback riding, recreation, and spending time in nature.

The property is located in an excellent location with great connections to the most famous Istrian destinations, only 29 km from Rabac and 35 km from Rovinj, 14 km from Krnički Porat for swimming, 14 km from Vodnjan, 17 km

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from Luka Beach in Rakalj, 20 km from Peroj and Fažana, 25 km from Hidrobaza Štinjan, 24 km from Pula, and 21 km from Pula Airport.

The property is well connected by road and easily accessible for foreign buyers: Slovenia: 93 km Koper, 203 km Ljubljana, 269 km Celje, 331 km Maribor | Austria: 283 km Klagenfurt, 401 km Graz, 474 km Salzburg, 585 km Vienna, 614 km Linz | Germany: 604 km Munich | Slovakia: 651 km Bratislava | Czech Republic: 712 km Brno, 855 km Prague, 876 km Ostrava | Italy: 122 km Trieste, 283 km Venice.

The property has orderly documentation. Ownership is clear and free of encumbrances. The location marker shown in the photographs is for informational purposes only.

We are pleased to present this property, which offers exactly what many people are looking for today - peace, privacy, and a pleasant environment for a quality family lifestyle.

For additional information and to arrange a property viewing, please contact our Aspectus Team.

More information

FEATURES	Close to the shop, Close to the beach, Close to the school, Quiet area
PERMITS	Owner's certificate
ACCESS	Car.
TRANSPORTATION	Bus
DISTANCE FROM SEA	14.0 km
DISTANCE FROM BEACH	14.0 km

View listing