



PARENTIUM PREMIUM
Real Estate

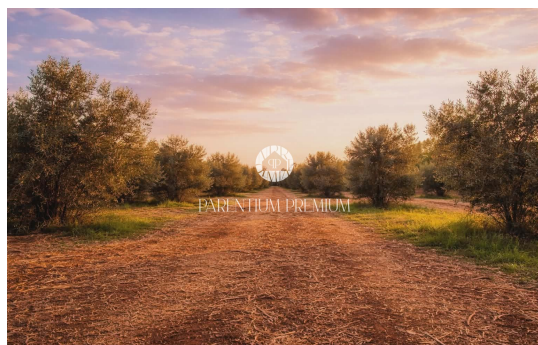
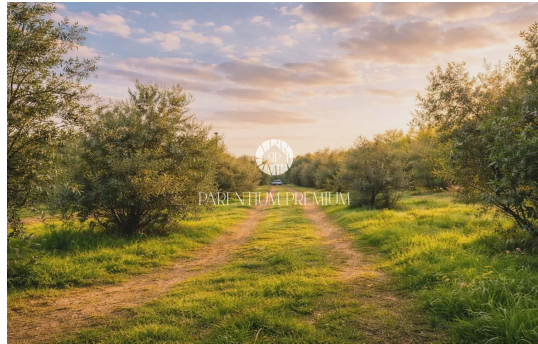
PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

mail: office@parentium-realestate.com

web: www.parentium-realestate.com

info: +385 99 21 46 917 | +385 98 99 46 041



Code :	02320
Location :	Brtonigla
Building size :	0 m ²
Lot size :	4437 m ²
Distance from center :	180 m
Distance from sea :	4000 m

Price : 120.000 €

A rare and authentic Istrian olive grove for sale, with a total area of 4,437 m², located in highly attractive area near Brtonigla. This property represents a unique combination of nature, tradition, and investment potential.

Key features:

83 olive trees over 300 years old

indigenous Istrian variety

exceptionally well-preserved and high-quality trees

some of the trees were used in landscaping of the prestigious Kempinski Hotel Adriatic

a rare opportunity with high aesthetic and historical value

Location & infrastructure:

- Katunari Donji (Brtonigla)

- 180 m from the building zone

- electricity, water, and substation nearby

- good access road

- peace and privacy

Potential:

possibility to build in close proximity

possibility to plant approx. 40 additional olive trees

possibility to expand the land up to approx. 2 hectares

Additional value:

flat and well-maintained land

healthy and established olive grove

authentic Istrian atmosphere

long-term investment