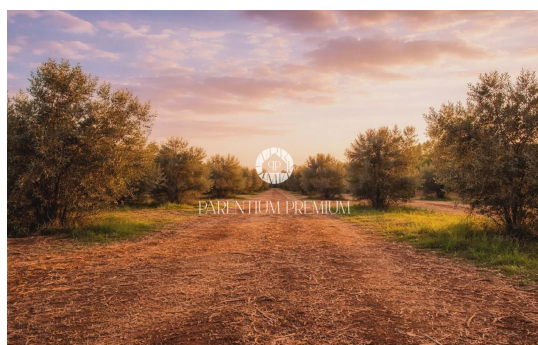
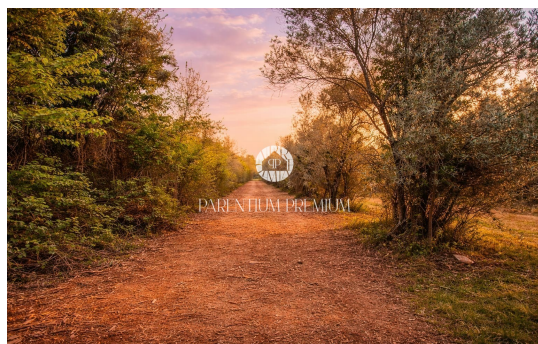
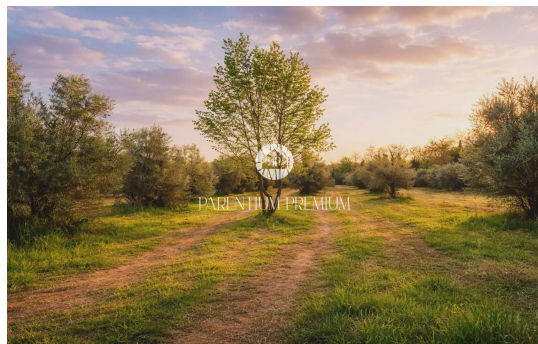
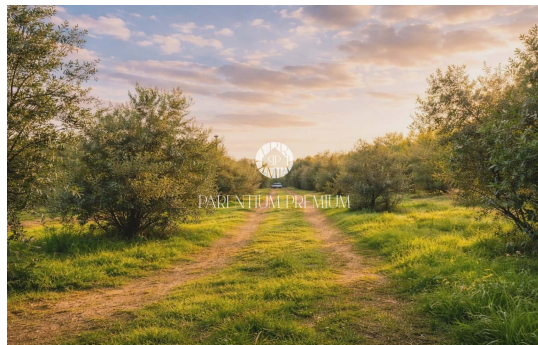




PARENTIUM PREMIUM
Real Estate

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Code :	02320
Location :	Brtonigla
Building size :	0 m2
Lot size :	4437 m2
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