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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

Old price :	120.000 €
New price :	95.000 €

For sale is a rare and authentic Istrian olive grove covering 4,437 m², located in a quiet and exceptionally attractive area near Brtonigla. This property represents a unique combination of nature, tradition, and investment potential.

Special features that set it apart on the market:
- 83 olive trees over 300 years old
- indigenous Istrian variety
- exceptionally preserved and high-quality trees
- part of the olives used for the landscaping of the prestigious Kempinski Hotel Adriatic
- rarity on the market with high aesthetic and historical value

Location and infrastructure:
- Katunari Donji (Brtonigla)
- 180 m from the construction zone
- electricity, water, and transformer station in the immediate vicinity
- good access road
- peace and privacy

This property offers more than a classic olive grove:
- possibility of construction in the immediate vicinity
- possibility of planting an additional approximately 40 olive trees
- potential for expansion through leasing or purchasing surrounding land (consolidation up to approximately 2 ha)

Additional value:
well-maintained and flat land
healthy and formed olive grove
authentic Istrian ambiance
long-term investment