

## Istra, Rakalj - Veliko građevinsko-poljoprivredno zemljište 8620 m<sup>2</sup>, Marčana, Land



### Seller Info

Name: Estate Istra  
First Name: Estate  
Last Name: Istra  
Company Name: Estate Istra - Pirun j.d.o.o.  
Service Type: Selling and renting  
Website: <https://www.estateistra.com>  
Country: Croatia  
Region: Istarska županija  
City: Pula  
ZIP code: 52100  
Address: Šijanska, 1/D  
Mobile: 00385914976328  
Phone: 00385912219218  
About us: ESTATE ISTRRA is a company specializing in real estate in Istria. We have personally inspected each property and we will be your guide from the beginning to the end of the realization of your sale or lease.

What makes us different from other agencies?

#### LOWEST PRICE

**GUARANTEE**-We guarantee the lowest prices for the same property on the market to our customers and tenants.

The contract between the property owner and ESTATE ISTRRA will be concluded only if the property owner guarantees that ESTATE ISTRRA has offered the best price for the property and that they will not offer a better price to any other agency or offer a better price on the property

themselves than the one published on the ESTATE ISTRIA website.

**WE PERSONALLY CHECK AND INSPECT EVERY PROPERTY.** All of the properties have been personally inspected, carefully selected and photographed to ensure the appropriate standard, correct information, as well as accurate and updated descriptions. Working directly with property owners, we provide our clients with the best service and the highest standards.

**WE SPECIALITZE IN ISTRIA REAL ESTATE**

Unlike large agencies, we provide you with first-hand local information. Whether you're looking for a property or looking to sell or lease it, contact us – we've spent our whole lives here and we know the Istria area, as well as its offer and demand very well. If we don't offer a property you're looking for, we will find it for you.

**WE ARE YOUR GUIDE FROM THE BEGINNING TO THE END OF YOUR PROPERTY SALE OR LEASE**

We organize a legal service that handles all tasks for our clients related to register and ownership verification, legal document creation up to the submission of necessary

documents for tax assessment,  
and registration of ownership  
for the purchased property.  
Reg No.: Agent: 1/2022

## Listing details

### Common

Title: Istra, Rakalj - Veliko građevinsko-poljoprivredno zemljište 8620 m2  
Property for: Sale  
Property area: 8620 m<sup>2</sup>  
Price: 400,000.00 €  
Updated: Jul 15, 2024

### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Marčana  
City area: Rakalj  
ZIP code: 52206

### Permits

Location permit: yes  
Ownership certificate: yes



### Additional information

Access with vehicle: Car, Truck

### Description

Description: A large construction-agricultural plot of 8620 m2 is for sale. Urbanized land of (2973 m2), forming a whole with (5647m2) agricultural land on which there is an olive grove of 50 olive trees. A well-maintained olive grove yields over 500 liters of the highest quality Istrian olive oil every year. The complete plot is fenced with drywall, it is rectangular in shape, an asphalted road leads to the plot, and the water and electricity connection is located at the very edge of the plot. This extremely attractive building plot is located on the edge of the town of Rakalj, 25 km from Pula and 1 km from the sea and the Raš Bay. The property is clean, free of encumbrances and restrictions on obtaining a building permit. Rakalj is an autochthonous Istrian town with 1,000 inhabitants, which is located approx. 1 km above Kvarner, the Raš Bay, and is completely surrounded by beautiful beaches and hidden coves. It is known for the maritime tradition of its inhabitants, stonework, pottery, viticulture and olive growing, and recently more and more for

tourism, especially among people who are looking for peace and untouched nature. Rakalj is the birthplace of Mija Mirković, one of the greatest Istrian poets and economists, and the favorite place of our most famous cellist, Hauser, who had a nature walk built there that leads from Raklje to the sea. It is possible to build several buildings on this plot, and it is ideal for a villa, a house with a huge environment that can offer the future owner a hidden oasis in untouched nature. If you are looking for something special, a large property that can provide you with peace and intimacy in nature, don't wait, call us as soon as possible.

### Additional contact info

Reference Number: 566921  
Agency ref id: 299  
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