

# Land plot

Fažana, Istria

## *Beautiful land - Fažana*

*50+ Olive trees*

*Your own divine olive oil*

*Wonderful view on  
Brioni*

*Safe long-term investment*

*Peace, privacy*

*Authentic Mediterranean  
experience*

The picture is symbolic

<b>Ref</b>	RE-U-43948
<b>Type</b>	Land plot
<b>Region</b>	Istria › Pula
<b>Location</b>	Fažana
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	900 m
<b>Plot size</b>	2163 sqm
<b>Price</b>	€ 133 500

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A beautifully preserved olive grove is now available in Fažana, one of the most desirable coastal destinations in Croatia.

Just 900 meters from crystal-clear beaches and set near the entrance to the Brijuni National Park, this agricultural land offers a rare blend of privacy, natural beauty, excellent terrain configuration and a truly prime Adriatic location.

The plot spans 2,163 m<sup>2</sup>, featuring a flat, rectangular shape that allows effortless planning for future projects. Its layout is exceptionally practical, whether for maintaining an existing grove or developing long-term investment plans.

One of the most compelling advantages of this land is its open view toward the sea and the Brijuni archipelago, a feature that greatly enhances its long-term value. Approximately fifty mature, productive olive trees enrich the property, providing both a genuine Mediterranean atmosphere and the opportunity to cultivate your own olive oil. The plot is easily accessible via a maintained road and is surrounded by established family homes, adding a strong element of stability and increasing the potential for future urbanization.

Fažana itself is a charming seaside town known for its Mediterranean spirit, well-kept coastline, excellent gastronomy and stunning vistas overlooking Brijuni. The municipality has seen significant development in recent years, with modern infrastructure and a steadily improving quality of life throughout the entire year. Due to its authenticity and proximity to Pula, Fažana is considered one of Istria's most sought-after areas for both living and investing.

This land presents an ideal choice for anyone seeking tranquility, privacy and the joy of producing their own olive oil. It also appeals strongly to investors looking for a secure long-term opportunity in an area where land values continue to rise. The surrounding built environment and ongoing regional development further strengthen the land's future potential. Those who dream of a lifestyle close to the sea—whether for recreation, weekend retreats or small-scale agricultural activity—will find the setting exceptionally inviting.

A plot of this size, shape and position, offering sea views, a rich olive grove and placement within the TP4 zone, represents a truly rare opportunity in the Fažana area. For buyers seeking an investment that combines coastal proximity, natural serenity, growth potential and an authentic Mediterranean experience, this property stands out as one of the most compelling options on the market.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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### Property advantages:

Agricultural  
Modern

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Price per m<sup>2</sup>:  
62 €

Average price/m<sup>2</sup> of this type  
in this region:  
270 €

Median price/m<sup>2</sup> of this type  
in this region:  
193 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
267 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
187 €

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