

Land plot

Peruški, Istria



Ref	RE-U-12060
Type	Land plot
Region	Istria > Pula
Location	Peruški
Front line	No
Sea view	No
Distance to sea	800 m
Plot size	14683 sqm
Price	€ 229 000

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Olive Grove Land for Sale in Peruški, Istria – Edge of Urban Zone, 800 Metres from the Sea!

An attractive agricultural land with olive grove is available for sale in Peruški, within the Municipality of Marčana in Istria. Located just 800 metres from the sea and only 150 metres from the current urbanisation boundary, this property represents a rare opportunity for long-term investment on the Croatian coast.

Peruški is a peaceful and authentic Istrian village situated near Krnica, known for its indented coastline, hidden coves and attractive underwater world ideal for diving. The area is perfect for buyers seeking complete tranquillity, privacy and Mediterranean nature, while still being within easy reach of Pula, the largest city in Istria, offering entertainment, cultural events and urban amenities.

The land is spacious and currently planted as an olive grove, offering the possibility of parcelisation into smaller plots, which significantly increases its development and resale potential. The property benefits from unobstructed access, and water infrastructure connections are located directly next to the land.

Thanks to its proximity to the urbanisation line, just 150 metres away, and the potential for the land to become urbanised within the next 10 years, this plot represents a strategic investment opportunity in Istria. Its location near turquoise beaches and within a growing coastal zone makes it ideal for future development, agricultural use, a private Mediterranean retreat or long-term land banking.

Agricultural land near the sea and on the edge of urban zones in Peruški is increasingly limited, making this olive grove a highly attractive opportunity for investors and nature lovers seeking property in one of the most promising areas of southeastern Istria.

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.

Property advantages:

Urbanized
Agricultural

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Price per m²:
16 €

Average price/m² of this type
in this region:
272 €

Median price/m² of this type
in this region:
197 €

Average price/m² of this type
in Croatia:
267 €

Median price/m² of this type
in Croatia:
187 €

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