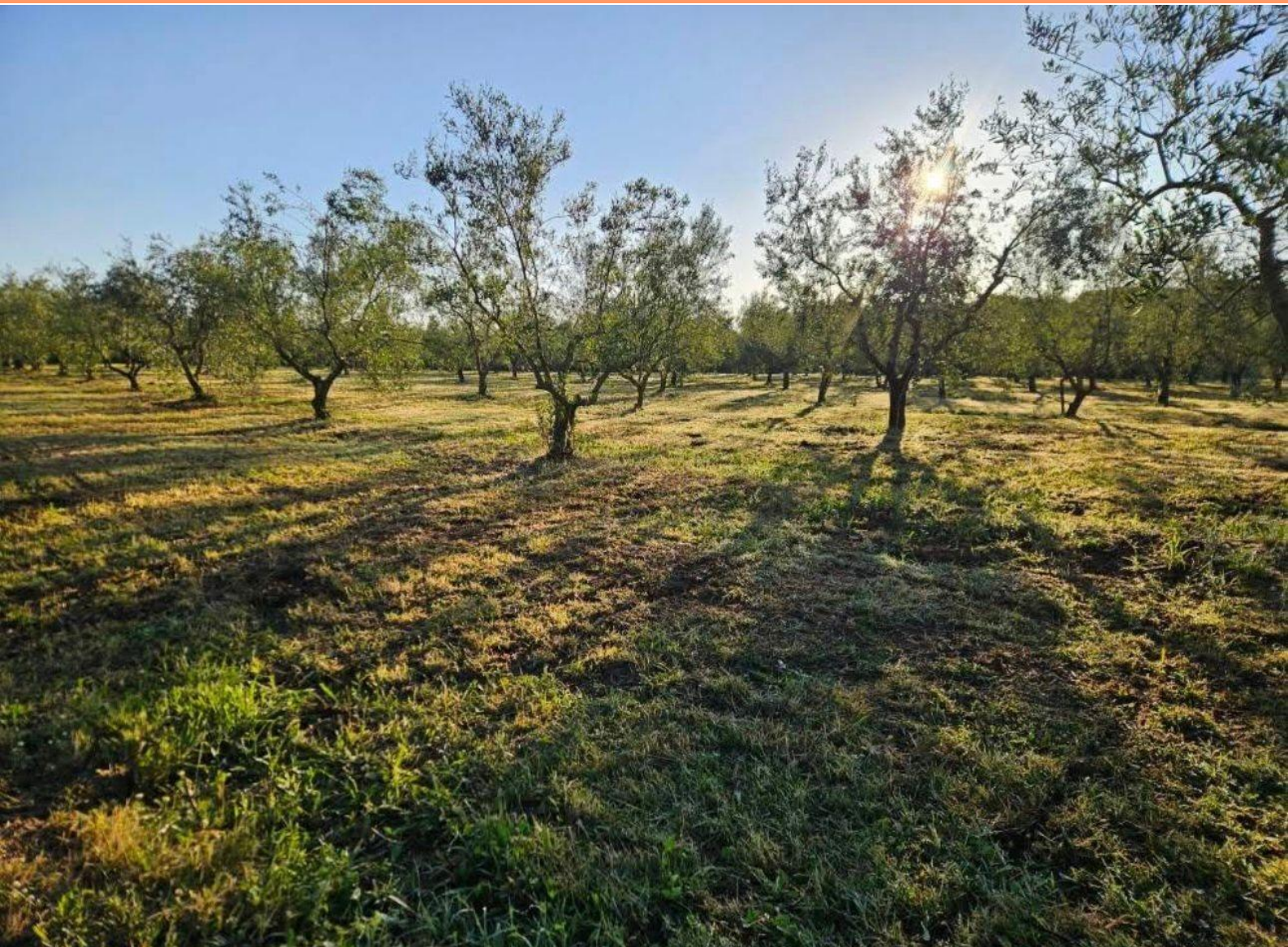


Land plot

Šišan, Istria



Ref	RE-U-45662
Type	Land plot
Region	Istria > Pula
Location	Šišan
Front line	No
Sea view	No
Distance to sea	1500 m
Plot size	8760 sqm
Price	€ 198 000

Land plot

Šišan, Istria



Agricultural land for sale in Šišan, located in the highly sought-after region of Istria, offering a total area of 8,760 m² and situated just 1,500 meters from the sea. This attractive olive-growing property presents an excellent opportunity for investment in one of Croatia's most renowned agricultural areas.

The land features 205 mature and productive olive trees that are regularly maintained and in full yield. The Mediterranean climate and fertile soil make this property ideal for olive cultivation and continued agricultural production. It is a strong opportunity for professional olive oil producers, agricultural investors, or private buyers seeking peaceful countryside land near the Adriatic coast.

The parcel offers good access and a quiet natural environment while remaining close to the sea. Please note that construction is not permitted, as the land is designated exclusively for agricultural use.

This olive grove in Šišan, Istria represents a secure investment in premium agricultural land, combining proximity to the sea, established olive production, and the authentic charm of the Istrian landscape.

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:

Agricultural

Land plot

Šišan, Istria



Price per m²:
23 €

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 €

Land plot

Šišan, Istria

