



ISTRIA, VIŽINADA - Spacious building and agricultural land



Agent Info

| | |
|---------------|--|
| Name: | ArKadia |
| Company Name: | |
| Country: | United Kingdom |
| Phone: | |
| Languages: | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

Listing details

| | |
|---------------|----------------|
| Property for: | Sale |
| Price: | USD 379,756.44 |

Location

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|------------------------|--|
| Country: | Croatia |
| State/Region/Province: | Istria |
| Posted: | Mar 30, 2026 |
| Description: | |
| Location: | Istarska županija, Vižinada, Vižinada. |

ISTRIA, VIŽINADA - Spacious building and agricultural land

The picturesque Vižinada, a municipality over 1000 years old, is located in the northwest of Istria on a hill on the edge of the Mirna River valley, at 257 meters above sea level and has 27 settlements under its auspices. Vižinada is full of indescribable peace but also life, energy, hedonism and gastronomy, with a view so imposing that it is an eternal inspiration whose beauty is best evidenced by the fact that it has often served as a backdrop for famous world films.

The municipality of Vižinada, a municipality with one of the most beautiful views in Istria, is also considered one of the most wine-growing regions in the Republic of Croatia, with more than a million vines that, due to the quality of the soil, produce world-award-winning wines with special aromas and flavors. This fairy-tale municipality, which has become synonymous with gastronomy and top winemakers and oil mills, delights with its rich past, cultural heritage and coexistence of man and nature. Vižinada and its inhabitants seamlessly combine a rich past and magnificent nature with the demands of the modern era.

Not far from the picturesque Vižinada, a spacious building and agricultural land is for sale.

The microlocation offers an authentic experience of a small Istrian town, intimacy, relief from every hectic effort and rest from noise, and at the same time the proximity of dynamic Istrian cities with a range of amenities.



The spacious combined land consists of four cadastral plots that together form a unique whole of harmonious predispositions that were used through the development of the conceptual design. According to the spatial planning documentation, approx. 1,317 m² of land is located in the undeveloped, regulated part of the construction area of the settlement for residential purposes, while the rest of the land is for agricultural purposes.

The building part consists of two cadastral plots of 693 m² and 624 m². The cadastral plots are rectangular in shape, the terrain is flat and clean, and the electricity, water and electronic communication infrastructure is located near the land.

The agricultural part consists of two cadastral plots of 1,128 m² and 915 m². The cadastral plots are rectangular in shape, and the terrain is gently sloping and clean.

Due to its attractive microlocation, configuration, neat ownership and documentation, this land offers an exceptional opportunity for construction.

Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.
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ID CODE: 46509

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Common

Finished sq. ft.: 3360 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/IOUL-T25511/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

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