



## ISTRIA, VIŽINADA - Combined 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 188,931.58

### Location

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

### ISTRIA, VIŽINADA - Combined 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 combined 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, while at the same time being close to dynamic Istrian cities with a range of amenities.



---

The spacious combined land consists of two cadastral plots that together form a unique whole of harmonious predispositions.

Both cadastral plots are of regular rectangular shape, the terrain is clean and gently sloping, and the electricity, water and electronic communication infrastructure is located near the land.

According to the spatial planning documentation, the cadastral plot of 693 m<sup>2</sup> is located in an undeveloped, regulated part of the construction area of the settlement for residential purposes, while the cadastral plot of 915 m<sup>2</sup> is for agricultural purposes.

Due to its attractive microlocation, configuration and neat ownership, this land offers an exceptional opportunity for building a family home or holiday home.

Dear clients, agency commission is charged in accordance with the General Terms and Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja)

ID CODE: 46508

Iva Zajc  
Agent s licencom  
Mob: +385 92 235 9472  
Tel: +385 91 480 8808  
E-mail: [iva@dux-istra.com](mailto:iva@dux-istra.com)  
[www.dux-istra.com](http://www.dux-istra.com)

## **Common**

Finished sq. ft.: 1608 sq m

## **Lease terms**

Date Available:

## **Additional information**

Website URL: [http://www.arkadia.com/IOUL-T25512/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/IOUL-T25512/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 664203

