



Barbariga – 4,000 m² estate with an olive grove, legalized buildings and infrastructure



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:	EUR 199,000

Location

Country:	Croatia
State/Region/Province:	Istria
City:	Vodnjan
Posted:	May 25, 2026
Description:	
Location:	Istarska županija, Vodnjan, Barbariga.

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In a peaceful part of Barbariga, surrounded by nature and Mediterranean greenery, an interesting and rare estate of a total of 4,000 m² is for sale, offering numerous possibilities – from a private olive grove and holiday property to an agricultural investment or a retreat from everyday urban life.

The property consists of an olive grove of approx. 2,500 m² and a pasture of approx. 1,500 m². The olive grove is fenced with a wire fence and organized with two separate gated entrances – one provides access to the olive grove itself, while the other leads to the farm buildings, allowing practical use and easier access to different parts of the estate. The additional pasture area is not fenced and offers various possibilities for use and development according to the future owner's wishes.

A special value of the property lies in the existing legalized buildings recorded in the documentation. On the land there is an outbuilding – a storage facility of 34 m², an underground agricultural building of 43 m² (two rooms), as well as additional auxiliary structures (carport) and landscaped areas enabling functional year-round use.

Additional practicality and value is provided by the existing infrastructure. The property has its own



electricity connection, water connection, and a septic tank, allowing independent and uninterrupted use without the need for additional infrastructure investments. Maintained access paths and existing facilities further facilitate everyday use.

Olive trees, open views of nature, and a peaceful green environment create an authentic Mediterranean atmosphere with a high level of privacy and a feeling of living in nature.

This property represents an excellent opportunity for buyers looking for a larger plot in southern Istria with existing buildings, infrastructure, and potential for further development, private use, or investment.

Barbariga is known for its natural surroundings, proximity to the sea, beautiful beaches, olive groves, and relaxed Mediterranean lifestyle, making it an attractive location for holidays and long-term investment value.

For additional information, documentation, or viewing, feel free to contact us.

ID CODE: 2190

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Built: 2010

Common

Finished sq. ft.: 77 sq m
Lot Size: 4000 sq m

Room details

Total rooms: 3

Building details

Parking: Yes

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/XWQY-T2011/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 306949



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