

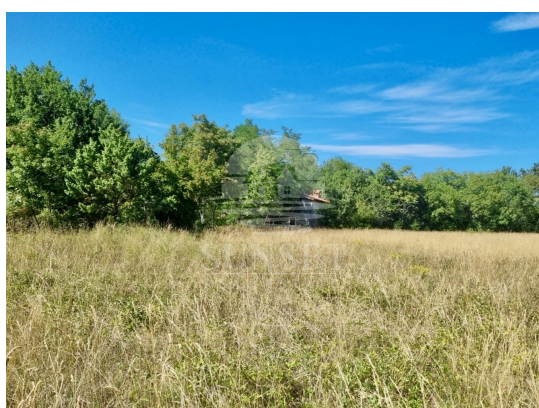
SUNSET REAL ESTATE

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Code :	00139
Location :	Oprtalj
Lot size :	4316 m ²
Distance from sea :	24000 m
Energy class :	under development

Price : 230.000 €

In a sought-after location in northwestern Istria, near the picturesque village of Oprtalj, lies this spacious plot with a total area of 4,316 m². The land is in one piece and combines two functional zones: approximately 2,000 m² of building land and 2,316 m² of agricultural land.

A gentle west-facing slope offers beautiful views and natural sunlight, while the regular shape of the plot allows for various construction possibilities. Access is provided by a maintained gravel road (approx. 500 m) that connects to a local asphalt road between Buje and Zrenj.

All essential infrastructure is nearby.

The building part is located next to the access road, while the agricultural part stretches into the interior of the plot—perfect for a garden, orchard, olive grove, or additional amenities. The location offers potential for building a family villa, several holiday homes, or a mix of private and tourist use.

The surroundings are peaceful and sparsely populated—just a few houses, many of which have already been renovated and turned into charming Istrian residences. Untouched nature, tranquility, and clean air make this plot an ideal choice for those looking to invest in authentic Istrian surroundings, far from the city rush but still well connected.