

Land plot

Draguč, Cerovlje, Istria



Ref	RE-U-28342
Type	Land plot
Region	Istria > Rabac-Labin
Location	Draguč, Cerovlje
Front line	No

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Sea view	No
Plot size	117535 sqm
Price	€ 500 000

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Olive grove in Draguč, Cerovlje, over 11 hectares!

Hidden deep within Istria, beyond seven mountains and nestled between Pazin and Buzet, lies the charming village of Draguč. Perched on a hilltop, this picturesque hamlet captivates with its timeless, old-world vistas. Draguč, however, is more than just a scenic backdrop; it is a destination for curious tourists drawn to its vividly painted churches adorned with frescoes and sacred treasures. The current village grew around a medieval castle, now seamlessly integrated into later architectural periods. First mentioned in 1102 as Dravuie in a grant by Istrian Margrave Ulrich to the Patriarchs of Aquileia, Draguč later became part of the Duchy of Pazin, passing through the hands of the Counts of Gorizia and eventually the Habsburgs.

Near Draguč, on one of the surrounding hills, lies an agricultural plot now for sale. This land is home to a young olive grove, with 2,400 olive trees (primarily Bianchera and Pendolino varieties) planted across 11.7 hectares. The olive trees, aged between 5 and 10 years, are cultivated within an eco-production system and benefit from an incentive program. The property also features the ruins of an old house and a farm building, both situated at the center of the estate, which, when viewed from above, resembles a star.

The entire land plot is securely fenced, offering breathtaking views of the surrounding hills that cradle this magnificent olive grove. Access is via a well-maintained macadam road.

The seller is a legal entity within the VAT system, and the property has clear ownership with no encumbrances.

This exceptional property is an ideal investment for those interested in olive cultivation, located in a renowned microlocation famous for producing some of the finest Istrian olive oil. It is certainly worth your attention.

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.

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Price per m²:
4 €

Average price/m² of this type
in this region:
157 €

Median price/m² of this type
in this region:
124 €

Average price/m² of this type
in Croatia:
267 €

Median price/m² of this type
in Croatia:
180 €

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