Vipava Valley – Exclusive Wine Estate Investment Opportunity

639.000 €

Property details	
Type:	Land
Land included:	61.392 m2
Region:	N. Primorska (e.g. Bovec, Most na Soči)
City:	Šmarje

Description

An exceptional opportunity to acquire a private 6-hectare vineyard estate in Šmarje, set in one of Slovenia's most renowned wine-growing regions.

Occupying a prime south-facing position at approximately 418 metres above sea level, the estate combines established vineyards, additional land with development potential and an exceptional terroir characteristic of the Vipava Valley.

The property extends across a total of 61,392 sqm in a single contiguous parcel, offering privacy, scale and considerable potential for further development.

Approximately 4 hectares are currently planted with vineyards, while the remaining land provides opportunities for expansion or future development, subject to the relevant planning regulations and approvals.

With its elevated position, favourable orientation and beautiful wine-country setting, the estate presents an attractive opportunity for a boutique winery, private wine estate, wine-tourism concept or long-term investment project.

Property Highlights

- **Total land area: 61,392 sqm / approx. 6 hectares**
- **Single contiguous estate**
- **Approx. 4 hectares of established vineyards**
- **Additional land with development potential**
- **Prime south-facing orientation**
- **Approx. 418 m elevation**
- **Private water supply on site**
- **Excellent vineyard terroir**
- **Located in the renowned Vipava Valley wine region**

The vineyard includes:

- **Klarnica – rare indigenous Vipava Valley variety**
- **Pinela – traditional local variety closely associated with the Vipava Valley**
- **Malvasia**
- **Pinot Blanc**
- **Sauvignon**
- **Pinot Noir**

- **Cabernet Sauvignon**
- **Barbera**

The combination of local and international varieties provides considerable versatility for future wine production, from distinctive indigenous wines that express the identity of the Vipava Valley to internationally recognised styles.

The Vipava Valley (Vipavska dolina) is one of Slovenia's most distinctive wine areas and, for a property such as your Šmarje vineyard estate, the wine story is a significant part of the investment appeal.

What makes the Vipava Valley special for wine?

The valley lies in western Slovenia within the Primorska wine-growing region. Its defining feature is the meeting of Mediterranean and continental influences. Summers are hot, winters relatively mild, and the growing season is long; the valley receives around 2,100 hours of sunshine annually. The famous Burja (Bora), a strong, dry north-easterly wind, is another defining feature of the local climate.

The soils are particularly important. Many vineyards grow on flysch-based soils, with vineyards spread across hills, terraces and slopes at varying elevations. That combination of soil, altitude, exposure and microclimate means conditions can differ substantially even between relatively nearby vineyard sites.

That makes your south-facing site at 418 m elevation interesting from a positioning perspective. I wouldn't claim that elevation alone makes it a "premium terroir" without evaluating the actual vineyard, soils, varieties and exposure, but an elevated south-facing vineyard is certainly a compelling characteristic to highlight.

This is where Vipava Valley stands apart internationally. The region has preserved an unusually rich collection of old local grape varieties. Zelen is perhaps its signature indigenous white, while Pinela is another important historic variety closely associated with the valley. Klarnica is a rarer revived local variety.

Alongside them, the valley successfully grows internationally recognised and regional varieties including Rebula (Ribolla Gialla), Sauvignon Blanc, Malvasia, Chardonnay, Pinot Blanc, Merlot and Cabernet Sauvignon. Merlot is particularly important among the reds.

Stylistically, Vipava isn't limited to conventional whites and reds. Producers also make rosé, orange/skin-contact wines and natural or low-intervention wines, and the official regional tourism organisation notes the increasing importance of organic and biodynamic approaches among progressive producers.

A 6-hectare estate with approximately 4 hectares already under vine gives you a narrative around an established vineyard + expansion/development potential + elevated south-facing position + private water source + Vipava Valley provenance.

And there are several possible buyer profiles: an established winery wanting additional vineyard acreage; an international buyer wanting to establish a boutique Slovenian wine label; or, if planning rules permit it, someone pursuing a wine-tourism / hospitality estate combining vineyards, accommodation, tastings and gastronomy.

A rare opportunity to create a distinctive wine estate in an exceptional setting, combining established viticulture, privacy and future development potential.

As a condition of purchase, the seller points out that the buyer must reimburse the seller a part of the property sale costs in the amount of 2% of the property purchase price + VAT