

## ISTRIA ADRIA

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<b>Code :</b>	11259
<b>Location :</b>	Barban
<b>Lot size :</b>	1588 m2
<b>Garden size :</b>	0.00 m2
<b>Energy efficiency :</b>	Not specified

**Price :** 140.000 €

For sale is a construction plot of 1,588 m<sup>2</sup> located in an urbanized area, at the very beginning of the village (near Barban).

The land features auxiliary buildings with a total area of approximately 100 m<sup>2</sup> that are not legalized, but have been on the property for over 50 years and can be legalized. There is a septic tank on the property, electricity is available on-site, and water is just 2 meters away.

Access to the land is directly from the road. Ownership is 1/1, free of encumbrances.

The plot offers a beautiful view of the Raša Bay, the sea (island of Cres), and Učka, making it ideal for building a family home or a vacation villa.

