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<b>Code :</b>	12257
<b>Location :</b>	Medulin
<b>Lot size :</b>	980 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Energy efficiency :</b>	Not specified

**Price :** 359.000 €

For sale is a construction land with an area of 980 m<sup>2</sup>, located in a zone designated for business, hospitality, and tourism purposes, ideal for the construction of facilities for tourist accommodation.

It is possible to immediately obtain a location permit for the construction of a family hotel with 15 accommodation units.

Main spatial possibilities:

- Built area: up to 294 m<sup>2</sup>
- Gross area: up to 784 m<sup>2</sup>
- Maximum building height: 10 m
- Planned number of floors: Basement + Ground floor + 2

Infrastructure is available right next to the parcel, which facilitates and accelerates the construction process.

This location represents an excellent opportunity for investors looking to develop a smaller hotel, tourist apartments, or another facility intended for accommodation in one of the sought-after areas of southern Istria.

For more information and to schedule a viewing, please