

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	12574
Location :	Vodnjan
Lot size :	12500 m ²
Garden size :	0.00 m ²
Energy efficiency :	Not specified

Price : price on request €

For sale is an attractive building plot of 12,500 m², located in a quiet area on the outskirts of Vodnjan, with a partial sea view.

The parcel is flat and of regular shape, allowing for easy planning and maximum utilization of space. There is a possibility of subdividing it into several smaller building plots.

The land is situated in a mixed-use zone, predominantly for business purposes, which offers a wide range of opportunities for the development of various projects.

Building possibilities include:

- Business facilities (offices, shops, service activities, hospitality, banks, polyclinics)
- Tourist facilities (hotel, aparthotel)
- Auxiliary buildings (warehouses, workshops, garages)
- Residential area (apartments above commercial spaces or a smaller residential building)
- Supporting infrastructure (parking lots, access roads, green areas)
- Community facilities (kindergarten, recreational center, fitness, etc.)

Urban planning framework:

- At least 70% of the area is designated for business purposes
- Up to 30% is possible for residential and supporting facilities

Examples of investment potential:

- Business and shopping center with offices and apartments
- Retail park or supermarket with additional facilities
- Tourist project (hotel or aparthotel)
- Home for the elderly or recreational complex
- Combination of commercial spaces and rental apartments

Thanks to the size of the parcel, its location, and its intended use, this land represents an exceptional opportunity for serious investors and the development of larger projects in Istria.

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For more information, please