

## ISTRIA ADRIA

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<b>Code :</b>	13102
<b>Location :</b>	Ližnjan
<b>Lot size :</b>	933 m2
<b>Garden size :</b>	0.00 m2
<b>Energy efficiency :</b>	Not specified

**Price :** 145.000 €

VALTURA – Building plot with a house and a project for new construction!

In the peaceful Istrian village of Valtura, just a few minutes from Pula, a plot of 933 m<sup>2</sup> is for sale, featuring an existing house of 65 m<sup>2</sup>, ideal for renovation or the construction of a new home.

A significant advantage of this property is that there is already a project for the construction of a new house, and water and electricity are available on the plot, which greatly accelerates the start of realization.

The property is perfect for:

- Building a family home
- A vacation house
- Tourist rental
- A secure investment with long-term potential

Valtura is an increasingly sought-after location due to its tranquil surroundings, proximity to unspoiled nature and beaches, and excellent connectivity to Pula. The well-known archaeological site of Nezakcij is also nearby, further enhancing the value of this location.

If you are looking for a place to build a home tailored to your needs or a profitable investment in Istria, this is an opportunity you should not miss.

For more information, please