

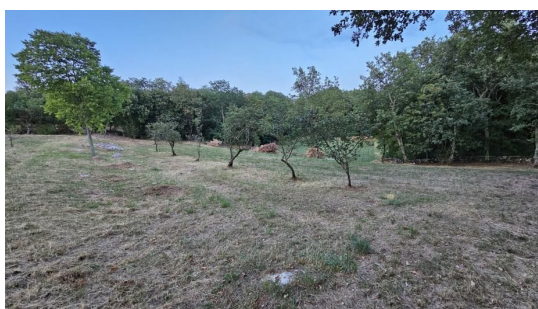
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Code :	13325
Location :	Tinjan
Lot size :	3623 m2
Garden size :	0.00 m2
Distance from sea :	17000 m
Energy efficiency :	Not specified

Price :	295.000 €
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For sale is an attractive building plot of 3,623 m² located in a quiet part of the municipality of Tinjan, in the heart of Istria, just a 20-minute drive to Poreč and the sea.

The land has a regular shape, is gently sloped, and is ideal for building a family home, a villa with a pool, or multiple residential units. Construction of a building with a ground floor plus one additional floor (P+1) is possible. The ownership is 1/1, free of encumbrances.

There is the option to purchase an additional 1,547 m² of agricultural land adjacent to the plot, perfect for additional amenities such as a sports or children's playground, orchard, olive grove, or recreational space.

For more information and to arrange a viewing, please