

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	13903
Location :	Ližnjan
Lot size :	16000 m2
Garden size :	0.00 m2
Distance from center :	1000 m
Distance from sea :	2500 m
Energy efficiency :	Not specified

Price : 800.000 €

TOURIST CONSTRUCTION LAND 16,000 m², ideal for building a hotel or villas.

For sale is an exceptionally attractive construction land designated for tourism, located in an excellent area in Ližnjan, with a total area of 16,000 m². The land is intended for tourist facilities (tourist point) with a maximum of 80 beds, making it ideal for the development of a hotel complex, luxury villas, or a boutique resort.

The plot is completely surrounded by forest, with no immediate neighbors, ensuring exceptional peace and privacy throughout the year. The location offers a perfect combination of nature and accessibility – rocky and pebbly beaches, a marina, and an equestrian center are just 2 km away, while the proximity of both civil and private airports allows for quick and easy access to the site.

The land is designated for tourist facilities. In order to obtain a building permit, the investor is required to create a Detailed Urban Plan (DUP), which defines roadways, green areas, sizes, and layouts of buildings. Since the investor would own the entire area covered by the DUP, they have the right to independently choose the developer of the urban plan. In the case of a swift preparation of urban documentation, the entire process of obtaining a building permit can take less than a year, while the documentation for the building permit can be prepared concurrently.

This property represents a rare investment opportunity in the market – its large area, tourist designation, exceptional privacy, proximity to the sea, and excellent transport connectivity make it ideal for the development of a high-category tourist project.

For more information, please

