

ISTRIA ADRIA

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Code :	14451
Location :	Višnjan
Lot size :	3500 m ²
Garden size :	0.00 m ²
Energy efficiency :	Not specified

Price :	216.300 €
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For sale: an attractive building plot of 3,500 m², located within a settlement in the municipality of Višnjan, in a peaceful rural environment surrounded by greenery.

The land is flat, entirely within the construction zone, and has guaranteed access from an asphalt public road. At the far end, it borders an olive grove, which further enhances privacy and ambiance.

From ground level, there is a view of the sea in the distance, while from the first floor of the future building, there will be an unobstructed view of the sea.

Electricity and water are available on the plot.

According to the spatial plan, construction is permitted for:

- Family houses or residential buildings (up to 4 residential units)
- Basement + two above-ground floors + attic
- Maximum built area of up to 400 m² per building

Due to its privacy and location, the land is ideal for building modern holiday villas with additional amenities such as a pool, summer kitchen, sunbathing area, or even a tennis court.

Location:

- 15 km from Poreč
- 4 km from the Istrian Y highway

In the vicinity, there are numerous well-known agritourisms and top wineries (within 3–10 km), as well as many cycling and hiking trails – perfect for nature lovers, active vacationers, and enthusiasts of Istrian gastronomy.

For more information, please

