

ISTRIA ADRIA
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Code :	15791
Location :	Tinjan
Lot size :	741 m2
Garden size :	0.00 m2
Energy efficiency :	Not specified

Price :	125.000 €
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For sale is a construction plot of 741 m² located in Muntrilj, near Tinjan, in a peaceful and authentic Istrian setting.

A significant advantage of this property is that it is ready for construction – a valid building permit has been obtained for the land, a project has been developed, and the utility contribution has been paid. Connections for electricity and water are available next to the plot.

According to the existing project, the land is suitable for the construction of a duplex or a villa with a pool, for personal vacation use or as an investment for tourist rental. There is also the possibility of modifying the project to build a larger villa, with the potential for construction up to 400 m² of gross building area (GBA).

In the immediate vicinity, there is an additional construction plot of 600 m² available, which provides the opportunity to purchase both plots and create a larger investment unit.

This is an excellent opportunity for buyers looking for construction land with resolved documentation and an already prepared project, without the lengthy wait for permits, in an attractive location in the heart of Istria.

For more information and to schedule a viewing, please