ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071











Code :	09452
Location :	Ližnjan
Building size :	9463 m2
Garden size :	0.00 m2
Distance from sea :	400 m
Energy efficiency :	Not specified

Price : 1.970.000 €

LARGE BUILDING PLOT – LIŽNJAN, ISTRIA (9463 m²)
400 m from the sea | Residential zone | Possibility to build single-family, multi-family and apartment buildings

For sale: a building plot of 9463 m², located in Ližnjan, within a residential zone. The plot is only 400 metres (air distance) from the sea, situated in a developed area with access to public road and nearby infrastructure.

According to the spatial plan of the Municipality of Ližnjan, construction is allowed for:

Single-family houses (detached, semi-detached, terraced)

Multi-family buildings

Apartment buildings
Maximum allowed building height: 2 above-ground floors

Permitted building coverage depends on parcel size and building type:

Multi-family buildings (detached):

1000–1500 m²: up to 300 m² + 20% of the area exceeding 1000 m²

over 1500 m²: up to 400 m²

Apartment buildings (detached):

1200–1500 m²: up to 480 m² + 30% of the area exceeding 1200 m²

over 1500 m²: up to 570 m² + 20% of the area exceeding 1500 m²

Single-family houses:

e.g., 1200–1500 m² (detached): up to 340 m² + 15% of the area

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exceeding 1200 m²

over 1500 m²: up to 385 m²

Possibilities:
The land is suitable for parceling and developing multiple residential units. Ideal for investors or residential/tourist development in a peaceful, attractive coastal area.

Clean title.
Contact us for further information, documentation or to arrange a site visit.