ISTRIA ADRIA
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Code :	09630
Location :	Tinjan
Building size :	7195 m2
Garden size :	0.00 m2
Energy efficiency :	Not specified

Price : 490.000 €

For Sale – Building Land 7,195 m², Tinjan, Istria
A large building plot of 7,195 m² is for sale in the municipality of Tinjan, located in a mixed-use (M1) zone within the undeveloped part of the construction area of the settlement.

According to the valid spatial plan, construction of residential, commercial, and tourist buildings is permitted under the following conditions:

Maximum building footprint (base area): 150 m²

Maximum building height: 8 m

Allowed number of floors: ground floor + upper floor (+ basement)

Building coverage ratio (KIG): up to 0.3

Floor area ratio (KIS): up to 0.6

Minimum distance from neighboring boundaries: 4 m

The plot has asphalt road access, and electricity, water, and telephone connections are available right next to it.

Due to its size, regular shape, and infrastructure access, the land is suitable for:

construction of multiple residential units

development of a tourist project (villas, holiday homes)

investors or a larger private estate

Clean ownership. Additional documentation available on request.

Feel free to contact us for more information or to arrange a viewing.

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