

ISTRIA ADRIA

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Code :	09812
Location :	Buje
Lot size :	960 m ²
Garden size :	0.00 m ²
Energy efficiency :	Not specified

Price : 662.400 €

For sale is a construction land with a valid building permit for the construction of a multi-family villa with 6 luxury apartments, located in Kaštel, a picturesque village on the border with Slovenia. The location is perfectly connected – just a few minutes' drive to Umag, Koper, and Portorož, as well as the Adriatic coast.

ABOUT THE PROJEC

- 6 residential units (each approximately 93 m²)
- 4 apartments on the upper floor
- 2 ground floor apartments with private garden and lawn
- Shared parking for all apartments
- Enclosed building in accordance with local architecture and modern standards
- Possibility of interior personalization (flooring, colors, bathroom and kitchen fittings).

ADVANTAGES:

- Legal permit for a multi-family building (a rarity in the region)
- Ideal for investors or builders – the possibility to start construction immediately.
- High profitability – an excellent opportunity for tourist rental or apartment sales.
- Unique design and functional layout.

Phased sale possible – with secure payment through a notary deposit.

Proximity to the sea and cities: Umag, Koper, Portorož.

Investment land ready for construction – immediately available.