



<b>Code :</b>	00358
<b>Location :</b>	Žminj
<b>Land area :</b>	1246 m <sup>2</sup>
<b>Distance from the center :</b>	3000 m
<b>Distance from the sea :</b>	25000 m
<b>Orientation :</b>	South
<b>Ownership certificate :</b>	Yes
<b>Electricity infrastructure :</b>	Yes
<b>Water infrastructure :</b>	Yes

**Price** **99.680 €**

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In the vicinity of Žminj, an attractive building plot of 1,246 m<sup>2</sup> is for sale, facing south. The land is located just 3 km from the center of Žminj and 25 km from Rovinj and the sea, in a quiet area suitable for construction.

Infrastructure is readily available – water and electricity connections are adjacent to the land. Access road is secured, and the terrain is flat and suitable for building.

According to the current spatial plan, it is possible to construct family houses or multi-family buildings with up to eight residential units on the land.

Buyers also have the option to purchase an additional plot of the same size (1,246 m<sup>2</sup>), which would make the total area 2,492 m<sup>2</sup> – ideal for larger investments or a combination of private and tourist purposes.

For more information and to arrange a viewing, please feel free to contact us.