



<b>Code :</b>	00483
<b>Location :</b>	Tinjan
<b>Land area :</b>	13222 m <sup>2</sup>
<b>Distance from the center :</b>	2000 m
<b>Distance from the sea :</b>	21000 m
<b>Orientation :</b>	South-West
<b>Ownership certificate :</b>	Yes
<b>Electricity infrastructure :</b>	Yes
<b>Water infrastructure :</b>	Yes

**Price** **390.000 €**

For sale is a building plot of 13,222 m<sup>2</sup>, of which 4,853 m<sup>2</sup> of construction area, in a quiet zone of

Tinjan. The plot is for catering purposes and is located on the far edge of the urbanized zone, which ensures complete privacy and a preserved view of nature.

Main features:

Infrastructure on the plot (electricity, water and other available)

Asphalted access road

Southwest orientation - plenty of sun during the day and beautiful sunsets

Peace and quiet, ideal for tourist or catering projects

The sea is only a 15-minute drive away.

The price includes the project.

This unique property offers an excellent opportunity to realize an investment or business plan in the heart of Istria, in a municipality known for its tradition, natural beauty and excellent connections with the rest of the region.