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Code :	02826
Location :	Tinjan
Lot size :	799 m2
Distance from center :	1900 m
Distance from sea :	19000 m

Price : 120.000 €

For sale: a beautiful, regularly shaped building plot with a total area of

799 m², featuring a valid building permit for a villa and surrounded by nature and modern residential properties.

The plot comes with a final building permit for the construction of a single-story villa of 188 m². According to the project design, the villa includes an entrance, a spacious open-plan living area with a kitchen and dining room of 55 m² leading out to a covered terrace of 23.50 m², two bedrooms with en-suite bathrooms, a guest toilet, a laundry room, a utility/technical room, and a garage of 25 m².
The site plan includes a 36 m² swimming pool, a 360 m² netto garden area, as well as outdoor parking and a pedestrian entrance to the villa.

The municipal utility contribution has already been paid. Electricity and water connections need to be requested, but they are available in the immediate vicinity of the plot.
The land is located 1.9 km from the center of Tinjan and all essential amenities—such as shops, a school, and a kindergarten—and is 19 km from the sea and the town of Poreč.

Included among the...