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|                                   |               |
|-----------------------------------|---------------|
| <b>ID :</b>                       | 00000         |
| <b>Location :</b>                 | Tinjan        |
| <b>Lot :</b>                      | 3134 m2       |
| <b>Distance from the center :</b> | 1.65 km       |
| <b>Distance from the sea :</b>    | 20 km         |
| <b>Energy efficiency :</b>        | Not specified |

**Price :** 200.000 €

### **Building land in the heart of Istria**

Residential construction land for sale, the total surface area is 3,134 m<sup>2</sup>. The land is divided into 3 separate construction plots for the construction of family houses or vacation homes with outdoor pools. The terrain is mostly flat and is located next to the existing side road, which provides direct access to the state road Pazin - Poreč.

Possible total realizable gross area on the entire scope: 5,000 m<sup>2</sup>, floor plan of buildings: Po+P+1+Pk (basement, ground floor, 1st floor and attic). The built-up coefficient for free-standing buildings is: 0.40, and the usability coefficient: 1.6. Obtained valid construction permit for water supply pipeline (possibility of connecting buildings to the water supply system), created EOTRP for each plot, received special conditions and connection conditions for future buildings, EES electrical and energy approvals, electricity connection contracts, paid electricity connection for plot 3 (17 ,25 kW), etc.