



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

**Price :** 290.000 €

### **Land in Tinjan**

Residential construction land for sale, total area 3150 m2. There is a possibility to divide the land into 3 to 5 separate construction plots for the construction of individual family houses or vacation homes with outdoor swimming pools. The terrain it covers is mostly flat and is laid next to the existing side road, which enables unimpeded vehicular and pedestrian access to the future individual plots. The minimum prescribed size of plots according to the spatial plan is 500 m2. The possible total realizable gross developed area on the entire scope is 5,400 m2, spread over several buildings on their own plots, permitted building storeys: 1 underground floor (basement) and 3 above-ground floors (ground floor, 1st floor and attic). The built-up coefficient for free-standing buildings is 0.40, and the usability coefficient is 1.6. There is an option to sell separate building plots of around 1,000 m2.

For all other information, the SeeAdria team is at your disposal!