

**ALMA DOM INVEST**

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<b>Code :</b>	23239
<b>Location :</b>	Tinjan
<b>Building size :</b>	0 m2
<b>Lot size :</b>	3623 m2
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	17000 m
<b>Seaview :</b>	No
<b>Land :</b>	Building
<b>The degree of possible construction :</b>	Yes

**Price :** 295.000 €

For sale is an attractive building plot of 3,623 m<sup>2</sup> located in a quiet part of the municipality of Tinjan, in the heart of Istria, just a 20-minute drive to Poreč and the sea.

The land has a regular shape, is gently sloped, and is ideal for building a family home, a villa with a pool, or multiple residential units. Construction of a building with a ground floor plus one additional floor (P+1) is possible. The ownership is 1/1, free of encumbrances.

There is the option to purchase an additional 1,547 m<sup>2</sup> of agricultural land adjacent to the plot, perfect for additional amenities such as a sports or children's playground, orchard, olive grove, or recreational space.

For more information and to arrange a viewing, please contact:

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