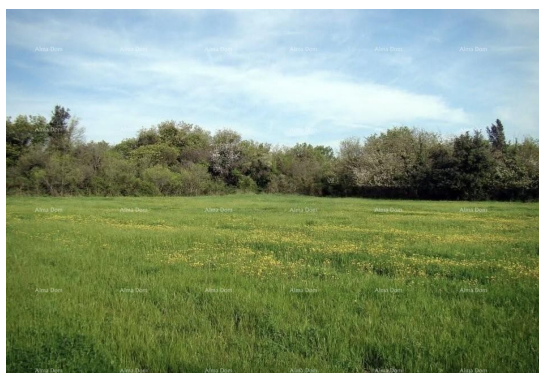




|                                              |          |
|----------------------------------------------|----------|
| <b>Code :</b>                                | 30293    |
| <b>Location :</b>                            | Ližnjan  |
| <b>Building size :</b>                       | 0 m2     |
| <b>Lot size :</b>                            | 16000 m2 |
| <b>Distance from center :</b>                | 1000 m   |
| <b>Distance from sea :</b>                   | 2500 m   |
| <b>Seaview :</b>                             | No       |
| <b>Land :</b>                                | Building |
| <b>The degree of possible construction :</b> | Yes      |

**Price : 800.000 €**

**TOURIST CONSTRUCTION LAND 16,000 m<sup>2</sup>, ideal for building a hotel or villas.**

For sale is an exceptionally attractive construction land designated for tourism, located in an excellent area in Ližnjan, with a total area of 16,000 m<sup>2</sup>. The land is intended for tourist facilities (tourist point) with a maximum of 80 beds, making it ideal for the development of a hotel complex, luxury villas, or a boutique resort.

The plot is completely surrounded by forest, with no immediate neighbors, ensuring exceptional peace and privacy throughout the year. The location offers a perfect combination of nature and accessibility – rocky and pebbly beaches, a marina, and an equestrian center are just 2 km away, while the proximity of both civil and private airports allows for quick and easy access to the site.

The land is designated for tourist facilities. In order to obtain a building permit, the investor is required to create a Detailed Urban Plan (DUP), which defines roadways, green areas, sizes, and layouts of buildings. Since the investor would own the entire area covered by the DUP, they have the right to independently cho...