



Code :	15835
Location :	Vodnjan
Building size :	0 m2
Lot size :	30000 m2
Distance from center :	0 m
Distance from sea :	3000 m
Seaview :	No
Land :	Building
The degree of possible construction :	Yes

Price : 2.500.000 €

Exclusive, extremely large and attractive building plot in a unique location for tourist purposes in Istria (zone T 2), located near Vodnjan and the small town of Bala. The total area of the land is 30,071 m2.

Excellent location and connection, near the main road Vodnjan-Bale, and near the sea, which is approximately 3 km away.

Pula is only 10 km away, Rovinj the same.

It is possible to build a tourist village on the land with 25 accommodation facilities with a total accommodation capacity of 120 beds.

According to the conceptual project, which can be seen in the pictures (more pictures at panprojekt.hr or contact us), a tourist village / resort is envisioned, in a peaceful and quiet area, which provides seclusion and intimacy of this type of tourism.

The settlement offers three types of houses or accommodation units, as well as numerous other facilities: parking, tennis courts, playgrounds for children, swimming pools, restaurant, wellness, relaxation area, and the like.

Urban conditions:

Total area of the plot: 3 ha (of which 2 ha is building land)

Built-up coefficient: $0.3 / 20000 \times 0.3 = 6000 \text{ m}^2$

Util...