



Code :	28391
Location :	Tinjan
Building size :	0 m2
Lot size :	1150 m2
Distance from center :	400 m
Distance from sea :	20000 m
Seaview :	No
Land :	Building
The degree of possible construction :	Yes

Price : 90.000 €

For sale is a building plot of 1150 m² located in a quiet part of Kringa, in the municipality of Tinjan, in the heart of Istria.

The parcel has a regular shape, with an open view of nature and greenery, and is situated in an environment that ensures privacy and tranquility. It is bordered by a traditional stone wall, which further enhances the authentic Istrian atmosphere.

The land has guaranteed access from a public road, while electricity and water are in close proximity. It is located in an area where holiday villas, family homes, and establishments offering local products such as taverns, family farms, wineries, and prosciutterias have already been built.

According to the valid spatial plan, the parcel is within the building area of the settlement, in an undeveloped mixed-use zone, allowing for various construction options.

The location is excellently connected by road - in just about twenty minutes of driving, you can reach well-known Istrian destinations such as Poreč, Rovinj, Motovun, and Pula. The sea and beaches are approximately 20 km away.

The area is known for its natural beauty, cycling path...