



Code :	28521
Location :	Vodnjan
Building size :	0 m2
Lot size :	12500 m2
Distance from center :	0 m
Distance from sea :	0 m
Seaview :	No
Land :	Building
The degree of possible construction :	Yes

Price : on request €

For sale is an attractive building plot of 12,500 m², located in a quiet area on the outskirts of Vodnjan, with a partial sea view.

The parcel is flat and of regular shape, allowing for easy planning and maximum utilization of space. There is a possibility of subdividing it into several smaller building plots.

The land is situated in a mixed-use zone, predominantly for business purposes, which offers a wide range of opportunities for the development of various projects.

Building possibilities include:

- Business facilities (offices, shops, service activities, hospitality, banks, polyclinics)
- Tourist facilities (hotel, aparthotel)
- Auxiliary buildings (warehouses, workshops, garages)
- Residential area (apartments above commercial spaces or a smaller residential building)
- Supporting infrastructure (parking lots, access roads, green areas)
- Community facilities (kindergarten, recreational center, fitness, etc.)

Urban planning framework:

- At least 70% of the area is designated for business purposes
- Up to 30% is possible for residential and supporting facilities

Examples of investment potential:

- B...