

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11346
<b>Location :</b>	Tinjan
<b>Lot size :</b>	1047 m <sup>2</sup>
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	19000 m
<b>Distance from airport :</b>	55 km
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	0000

Price : 65.300 €

For sale is an attractive building plot located in a peaceful settlement near Tinjan, just 2 km from the town center. This property offers a perfect opportunity for investment in Istria, where you can build your ideal family home or vacation house.

The land covers a total area of 1,047 m<sup>2</sup> and is set in a beautiful rural environment, surrounded by traditional stone houses and unspoiled nature. This location provides a tranquil way of life while being close to all essential amenities and services, such as shops, restaurants, schools, and healthcare facilities.

The building coefficient of the land is 40%, allowing you significant flexibility in planning and construction. The maximum height of the building is 8 meters, which opens up possibilities for creating spacious living areas with stunning views of the surrounding nature.

For more information or to schedule a visit to the land, please feel free to contact me. I will be happy to answer all your questions and assist you in realizing your investment plans.

Don't miss the opportunity to become the owner of this beautiful building plot in Istria!

Note: If the buyer, after viewing (physical access/personal visit) the property in question with the agency "Manuel Estate d.o.o." made the final decision to buy it and conclude the sale with the owner of the property, he is obliged to pay the agency commission in the amount of 3% + VAT of the total purchase price.

