



PARENTIUM PREMIUM
Real Estate

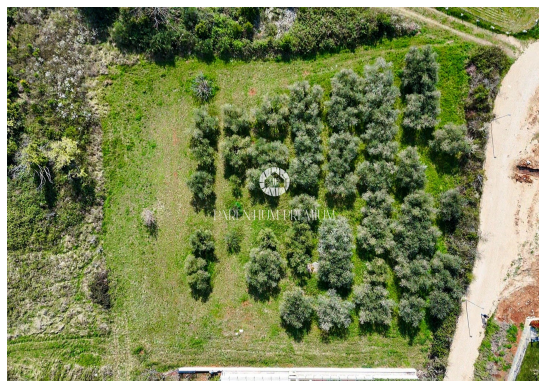
PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

mail: office@parentium-realestate.com

web: www.parentium-realestate.com

info: +385 99 21 46 917 | +385 98 99 46 041



Code :	02306
Location :	Novigrad
Building size :	0 m ²
Lot size :	2482 m ²
Distance from center :	800 m
Distance from sea :	500 m
Seaview :	Yes

Price : 859.000 €

Istria, Novigrad

Exclusive - Only with our agency!!!

In one of the most sought-after locations in Novigrad, just 500 m from the sea and marina and approx. 800 m from the town center, an exclusive building plot with a total area of 2,482 m² is offered for sale - a rare opportunity on the market, available as a whole or as individual parcels.

The land consists of three separate plots, offering exceptional flexibility for investors. According to the valid spatial planning conditions, it is possible to build a multi-family building with four residential units on each plot, making a total potential of 12 apartments - ideal for developing a modern residential project or phased sales. There is also the option to purchase each plot individually.

The location offers a perfect balance of a peaceful environment and proximity to all essential amenities - beaches, marina, restaurants, shops, and the town center - further enhancing the attractiveness of the future development.

Infrastructure (electricity, water, sewage) is located on the road, while access to the land is ensured via an access road through which the infrastructure is to be connected, allowing for efficient and cost-effective project implementation.

This land offers additional value with its 45 olive trees, which provide the future owner with the option to retain them for personal use or sell them, thereby potentially recovering part of the investment already in the initial phase.

Due to its location, configuration, and building potential, this property represents an excellent investment opportunity with strong return potential.