



<b>Code :</b>	02308
<b>Location :</b>	Novigrad
<b>Building size :</b>	0 m2
<b>Lot size :</b>	1676 m2
<b>Distance from center :</b>	800 m
<b>Distance from sea :</b>	500 m
<b>Seaview :</b>	Yes

**Price :** 586.000 €

Istria, Novigrad

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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, two building plots with a total area of 1,676 m<sup>2</sup> are offered for sale - an excellent opportunity for investors looking for a quality location for a residential project.

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 8 apartments.

A key advantage of this property is the possibility to expand the project, as it represents part of a total of three adjacent plots. By acquiring the third plot, an investor can develop a project with up to three buildings and a total of 12 residential units.

The location offers an ideal balance between a peaceful environment and proximity to all essential amenities - beaches, marina, restaurants, shops, and the town center.

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, enabling 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.

This land offers additional value through existing olive trees, providing 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, development potential, and expansion possibilities, these plots represent a highly attractive investment opportunity in one of



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Novigrad's most desirable areas.