



PARENTIUM PREMIUM
Real Estate

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Code :	02307
Location :	Novigrad
Building size :	0 m ²
Lot size :	806 m ²
Distance from center :	800 m
Distance from sea :	500 m
Seaview :	Yes

Price : 282.000 €

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, a building plot of 806 m² is offered for sale.

According to the valid spatial planning conditions, it is possible to build a multi-family building with four residential units, making this an excellent opportunity for a smaller residential development with clear investment potential.

A key advantage of this property is the possibility to expand the project, as it represents one of three adjacent plots. By acquiring one or two additional plots, an investor can develop a project with up to three buildings and a total of 12 residential units, significantly increasing the overall value and return on investment.

The location offers an ideal balance between 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, enabling efficient and cost-effective project implementation.

Due to its location, development potential, and expansion possibilities, this property represents a highly attractive investment opportunity in one of Novigrad's most desirable areas.