PARENTIUM PREMIUM REAL ESTATE
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Code :	02544
Location :	Buje
Building size :	0 m2
Lot size :	1702 m2
Distance from center :	0 m
Distance from sea :	8000 m

Price :	300.000 €

In the settlement of Kaldanija, near Buje and the Slovenian border, an attractive building plot is for sale in an excellent location, suitable for residential construction or the realization of an investment project.

The land is located along an asphalt road, in a quiet and well-maintained environment, and thanks to good transport connections, it allows for easy access to nearby towns and the western coast of Istria.

The parcel is fully fenced and has two separate accesses, providing additional flexibility when planning future construction.

Infrastructure and building possibilities

Water and electricity connections are located directly next to the land.

According to available information on spatial planning conditions, there is a possibility of constructing multiple residential units, specifically up to 12 apartments, depending on the chosen project and compliance with the prescribed building conditions.

Due to these possibilities, the land represents an interesting opportunity for investors planning to build apartments for sale, tourist rentals, or long-term leases.

Location and distances

Kaldanija is a peaceful settlement in the vicinity of Buje, known for its good transport connections and proximity to the Slovenian border.

Border crossing with Slovenia – approximately 3 minutes by car

Buje – a few minutes by car

Umag and Novigrad – approximately 10 minutes by car

Sea and beaches – about 8 km

Nearby are shops, restaurants, and other facilities necessary for daily life.

The location is further enriched by the proximity to renowned Istrian wine

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routes, olive groves, cycling and walking paths, and numerous tourist attractions in western Istria.

Investment potential

The combination of building purpose, the possibility of constructing multiple residential units, two accesses to the parcel, and proximity to the sea makes this land interesting for various residential and tourist projects.

A particular advantage is the location that allows for a peaceful environment while simultaneously providing quick access to Slovenia, Buje, Umag, and Novigrad.

For additional information about the land, construction possibilities, and to arrange a viewing, feel free to contact us.