



<b>Code :</b>	00242
<b>Location :</b>	Višnjan
<b>Land area :</b>	733 m2

**Price : 146.600 €**

AMENITIES

<b>Sea view :</b>	Yes
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ATTRACTIVE BUILDING PLOTS WITH SEA VIEW - VIŠNJAN AREA (2.5 km)

In a peaceful environment, not far from Višnjan, there is a unique offer of eight building plots situated on a gentle elevation, providing an open view of the sea and the Istrian landscape. The location stands out for its combination of privacy, natural beauty, and proximity to all essential amenities for a quality lifestyle or a successful tourist investment.

The plots are located in an organized, quiet, and highly sought-after part of the Municipality of Višnjan, surrounded by modern houses and greenery, with excellent road connections and close proximity to the coastline and renowned Istrian destinations such as Poreč. The centre of Višnjan is only 2.5 km away, offering shops, restaurants, a school, and sports facilities. The plots have asphalt access, are flat and regular in shape, and electricity and water are located nearby.

Plot offer:

- 735 m2 — €147,000
- 735 m2 — €147,000
- 738 m2 — €147,600
- 849 m2 — €169,800
- 860 m2 — €172,000
- 977 m2 — €195,400
- 901 m2 — €180,200

All plots are located side by side, which opens up the possibility of creating a larger private complex, a mini-resort, or several houses for tourist rental.

This location is an ideal choice for building a family home or a holiday villa with excellent tourist potential, as well as for investors seeking a long-term and secure real estate investment.

Purchase is possible individually, but there is also the option to negotiate the price for acquiring all plots together, which represents additional investment value.

For all questions and further information, feel free to contact us.

Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.

