ID: 2096

# ATTRACTIVE LAND AT THE ENTRANCE TO THE SEA

Peroj, Vodnjan

**320,000 €**
118 €/m$^2$







A small Montenegrin village called Peroj is located on the beautiful southwestern coast of the Istrian peninsula. The settlement is rich in historical and cultural heritage and stands out with its old town center, preserved Mediterranean atmosphere, and beautiful views of the sea and the Brijuni Islands. Peroj also features a well-maintained coastline, beautiful beaches, and a newly renovated promenade, whose quality is continuously being improved year after year.

Right here in Peroj, in the immediate vicinity of the sea and the first maintained beaches, this spacious recreational land with a total area of 2750 m2 is located. The plot has a regular

rectangular shape, and there are several dozen olive trees on the land, further contributing to the authentic Mediterranean atmosphere.

According to the applicable spatial planning designation, the land is located within the restricted area of the protected coastal zone of the sea, as well as within a degraded natural or cultivated landscape area. In accordance with the stated land use designation and spatial planning conditions, the land is primarily suitable for recreational activities, relaxation, spending time in nature, and landscaping in accordance with the permitted conditions of the competent spatial plan.

Connections for electricity, water, and sewage are located in the immediate vicinity of the plot. The property's size, regular shape, existing olive grove, and exceptional proximity to the sea and maintained beaches give it additional value.

This property represents an interesting opportunity for buyers looking for recreational land in an attractive location near the sea, with the possibility of landscaping and use in accordance with the applicable spatial planning provisions and restrictions of the protected coastal zone.

FOR ALL FURTHER INFORMATION, PLEASE CONTACT:

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## Summary

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|---|---|---|---|
| LOCATION | Peroj, Vodnjan | PROPERTY ID | 2096 |
| PRICE | 320,000 € | TYPE | Land |
| LAND TYPE | AGRICULTURAL | AREA | 2,720 M² |
| ORIENTATION | SOUTHWEST | VIEW AT | SEA |
| NUMBER OF FLOORS | - | ACCESS ROAD | - |
| DISTANCE FROM SEA | - | DISTANCE FROM CENTER | - |
| OWNERSHIP TYPE | ORDERLY | CERTIFICATE OF OWNERSHIP | YES |
| LOCATION PERMIT | - | BUILDING PERMIT | - |

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## Extra features

- Sea View

## Infrastructure

- Electricity
- Water
- Sewerage

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