



<b>ID :</b>	00169
<b>Location :</b>	Buje
<b>Lot size :</b>	720 m <sup>2</sup>
<b>Distance from center :</b>	5000 m
<b>Distance from sea :</b>	8000 m
<b>Energy class :</b>	Not specified

**Price :** 162.000 €

For sale is a regular-shaped building plot located in a quiet part of the settlement, surrounded mainly by new villas with swimming pools, which further enhances the value of the location.

The land has easy access from the main road, with all infrastructure available on site. One side borders existing residential properties, while the other faces state-owned forest and non-building land, ensuring a high level of privacy—ideal for constructing a house with a spacious garden and pool.

A total of 9 building plots forming a cohesive area are exclusively available for sale at this location. At this stage, it is possible to combine several plots depending on the buyer's needs—whether for a larger surface, additional facilities, or a serious investment project.

Each individual plot is about 20 meters wide, allowing excellent usability and flexible positioning of buildings of various dimensions.

The location is close to beaches (8 km from Kanegra Beach, 9 km from Portorož), cycling and walking trails, popular restaurants, and has excellent connections to the highway, airport, and other key roads. Suitable for residential or tourist purposes.

The land is privately owned, free of encumbrances, with complete documentation available upon request.