



<b>ID :</b>	00182
<b>Location :</b>	Buje
<b>Lot size :</b>	3785 m <sup>2</sup>
<b>Energy class :</b>	Not specified

Old price : 199.000 €

**New price :** 170.000 €

For sale is a plot of land with a total area of 3,785 m<sup>2</sup>, of which 870 m<sup>2</sup> lies within the construction area, in the Valenari business zone in Buje. The remaining part of the land directly borders the construction zone and is surrounded on two sides by business and residential areas, offering exceptional potential for future expansion or conversion to commercial or residential use.

The property is located in a well-positioned and highly accessible area, just a few minutes from the centre of Buje, main traffic routes, and the Slovenian border crossing.

In the immediate vicinity there are numerous warehouses, service facilities, retail and production units, further confirming the attractiveness and development potential of the location. The area is rapidly developing and becoming one of the most sought-after zones for business investment in northern Istria.