

ARX PRIMUS

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Code :	00867
Location :	Buje
Lot size :	16700 m ²
Distance from center :	3000 m
Distance from sea :	3500 m
Energy efficiency :	Not specified

Price : price on request €

Situated in one of the most attractive and promising locations in northwestern Istria, in Kaštel near Buje, this exceptional 16,700 m² building plot represents a rare opportunity to develop a premium residential or tourism project.

Positioned on a gentle hill, the land offers spectacular panoramic views of the Bay of Piran, the Adriatic Sea, and the picturesque Istrian landscape. Located on the edge of the building zone, it ensures privacy, peace, and lasting value, surrounded by unspoiled nature.

Its generous size provides outstanding development opportunities, whether for an exclusive complex of luxury villas with swimming pools, a high-end resort, a boutique development, or a prestigious private estate. The proximity to the Slovenian border, Buje, Umag, and all essential amenities further enhances the appeal of this property, while the sea is only a few minutes away by car.

Properties combining a large building area, elevated position, uninterrupted sea views, and exceptional investment potential are extremely rare on the Istrian market.

Property Highlights:

Building plot of 16,700 m²
 Panoramic views of the Bay of Piran and the Adriatic Sea
 Located on the edge of the building zone
 Peaceful location surrounded by nature
 Excellent connections to Slovenia, Buje, and Umag
 Ideal for a luxury residential or tourism development
 Outstanding investment potential in one of the most sought-after areas of northwestern Istria