



## Building land with permit for sale 748 m<sup>2</sup>, 500 m to the sea, near Fažana, Poroj

**67.320 €**  
90 €/m<sup>2</sup>

For sale urbanised land in a quiet location in Poroj, 3 km from Fažana, in Istria. Total plot area is 748 m<sup>2</sup>. Land is partially fenced and has a rectangular form. Land is for residential purposes and is ideal for a semi-detached family house. Beach is 500 m away (three-minute drive).

SEAVIEW: partial seaview from the ground floor, excellent seaview from the top floor.

ORIENTATION: southwestern, elevation 20 m

DIMENSIONS OF LAND: The property is 33 m long and 22.6 m wide.

BUILDING OPTIONS: family houses, villas, buildable layout area is 30%, and the total possible gross area surface area is 250 m<sup>2</sup>. A house with a cellar, ground floor and first floor\* can be built, up to 7.5 meters high.

LAND DIVISION: not possible

SUPPLEMENTAL LAND PURCHASE: it is possible to buy additional building land

BUILDING PERMIT: it is possible to immediately obtain a permit; for this land, we guarantee getting the permits if done through us.

DOCUMENTATION: Copy of the cadstral plan and the certificate of land use. Land is mortgage free.

INFRASTRUCTURE: water connection is on the land; electricity connection is on the land, paved road, sewerage is next to the plot. Public lightning is going to be available in 2016.

ROAD DISTANCES: village centre: 500 m, sea: 0.5 km, beach: 0.5 km, store 3000 m, bar or restaurant: 500 m, Fažana 3 km, Pula: 7 km, Pula airport: 15 km

REAL ESTATE TAX: paid by buyer in the amount of 5% of the selling price up to 30 days after the signing of the contract.

MEDIATION PROVISION FOR THE BUYER: 3,75% VAT included (minimum provision is 15.000 kn/2.000 EUR)

Prices shown do not include commissions and taxes.

Terms and conditions can be found at this link.

Obtaining of the documentation for building permit is included in price of this property if complete procedure goes through selected architects. (The price does not include utility fees and contributions, architect and geodet).

CONSTRUCTION COSTS:  
utility and water contributions €19/m<sup>3</sup>,

Architekt project documentation 21/25 Euro / m<sup>2</sup>

turnkey construction is approx. 650-750 € / m<sup>2</sup>.

Water connection € 500 , electricity ( 6 kw ) € 1,600 , € 400 sewage . The subjective evaluation does not include moving services.

\*Maris d.o.o. agency, in agreement with potential investors, offers creation of complete project documentation and consulting services.  
 We can organize and supervise complete project building, via our agency and together with our longterm partners, by the turnkey system.

## Summary

Location	Vodnjan	Property ID	1757
Price	67.320 €	Type	land
Area	-	Land area	748 m²
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	-	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	Company
Price/m²	90 €	Real estate transfer tax	4%
Energy certificate	-	Subtype	building land

## Distances

Center	500 m
Sea	500 m
Near a bigger city	11 km
Park	600 m
Pula airport	9 km
Rijeka airport	13 km
Store	400 m
Trst airport	130 km
Venezia airport	250 km
School	300 m
Transportation	100 m

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