



## The unique location 790 m<sup>2</sup> next to the sea and national park Brioni, Fažana

276.500 €

350 €/m<sup>2</sup>

Building plot for sale with 100 m from sea for a building family villa, in a unique location in Fažana, near the National Park Brioni, Istria. The total land area is 790 m<sup>2</sup>. Beach is 100 m distance from the land. For sale are the plots in the 4th line to the sea, too. The sizes are 857 m<sup>2</sup>, 830 m<sup>2</sup>, and 794 m<sup>2</sup> and the price per m<sup>2</sup> for the 3d and 4th line is 350 €/m<sup>2</sup>. The Plots in the second line to the sea have 777 m<sup>2</sup>, 748 m<sup>2</sup> and 738 m<sup>2</sup> the price is 400 €/m<sup>2</sup>.

SEAVIEW: partial from the ground, excellent with 1 floor

ORIENTATION: west

LAND DIMENSIONS: approx. 30 m long and 27 m wide

LAND DIVISION: not possible

FOR SALE ADDITIONAL LAND: is possible.

POSSIBILITY OF COSTRUCTION: family house, blueprint buildable 15 %, and the total possible butto surface of living area is 237 m<sup>2</sup>; maximum height is 6 m, maximum number of floors: basement + ground floor and first floor

BUILDING PERMIT: for this land through our office we guarantee currently obtaining building permits.

DOCUMENTATION: Copy of the cadastral plan, certificate of land use. Land is mortgage free.

INFRASTRUCTURE: water connection is on plot; electricity connection is on plot, gas connection, road is paved, city sewage.

ROAD DISTANCES: village center: 300 m, sea: 50 m, beach: 50 m, store 200 m, bar or restaurant: 100 m, Pula: 10 km, Pula airport: 15 km.

SPATIAL PLANNING INFORMATION: detail plan of the Municipality of Fažana

REAL ESTATE TAX: paid by buyer in the amount of 3 % of the selling price up to 30 days after the signing of the contract.

MEDIATION PROVISION FOR THE BUYER: for this property is 3,00% (minimum provision is 15.000 kn/ 2.000 EUR). Price includes sales contract, including the lawyers and transfer of ownership to the buyer with all state taxes.

Prices shown do not include commission and real estate taxes.

Terms and conditions can be found at this link

\*With mediation services in buying and selling real estate and provision of legal advice, our agency is engaged in the construction of real estate for sale. This includes organizing and conducting all necessary actions, from collecting the necessary permits for construction to handing over the keys to our clients. The organization of the construction process involves the selection and purchase of land for construction, obtaining all necessary permits and supervision of the construction.

## Summary

Location	Fažana	Property ID	1830
Price	276.500 €	Type	land
Area	-	Land area	790 m <sup>2</sup>
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	-	Orientation	West
Ownership type	-	Owner	-
Price/m <sup>2</sup>	350 €	Real estate transfer tax	3%
Energy certificate	-	Subtype	building land

## Distances

Center	200 m
Sea	100 m
Park	10 m
School	500 m
Store	300 m
Transportation	500 m

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