



Urbanised land 656 sqm, 200 m from the sea near Premantura national park, Pula

52.480 €
80 €/m²

Building plot for sale in a quiet location in Banjole 200 m to the coastline, in Banjole near Pula in Istria. Total land area is 656 sqm (on map marked with 1). The plot is completely fenced and has a proper form. Land is for residential purposes and it is ideal for a family house or apartment building.

SEAVIEW: yes from first floor

ORIENTATION: west

CONSTRUCTION POSSIBILITIES: detached family house or an apartment building, buildable layout area is 30 %, cellar+ground floor+one level*, maximum height 10 m.

LAND DIVISION: not possible

SUPPLEMENTAL LAND PURCHASE: it is possible to buy 813 sqm more.

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 cadastral plan and the certificate of land use. Land is mortgage free.

INFRASTRUCTURE: water connection is on the land; electricity connection is 50 m away, paved road, sewage. Land is in a street with public lightning.

ROAD DISTANCES: village centre: 200 m, sea: less than 250 m, beach: less than 250 m, store 200 m, bar or restaurant: 100m, Premantura: 3 km, Pula airport: 13 km, Pula: 5 km.

REAL ESTATE TAX: paid by buyer in the amount of 4 % 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.

*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,

Summary

Location	Medulin	Property ID	1850
Price	52.480 €	Type	land
Area	-	Land area	656 m²
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	-	Orientation	West
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	80 €	Real estate transfer tax	4%
Energy certificate	-	Subtype	building land

Distances

Sea	200 m
Near a bigger city	5 km
Park	300 m
Rijeka airport	130 m
School	1000 m
Store	800 m
Center	1000 m
Pula airport	6 km
Venezia airport	280 m
Transportation	200 m

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