



Building land with permit for sale 631 m², 500 m to the sea, near Fažana, Poroj

97.805 €
155 €/m²

In a peaceful location in Poroj, 3 km away from Fažana is a building land for sale.

The land area is 631 sqm (on a map marked as number 9) and it is in the shape of rectangular. The land is for residential purposes and is ideal for a detached family house.

In our offer, You can find also the rest of the building lands, check the map below.

Beaches are 500 m of air distance (three-minute drive) and there are two access roads to the beach.

SEA VIEW: partly from 1 floor.

ORIENTATION: southwest, 20 m above sea level.

CONSTRUCTION POSSIBILITIES: family house, buildable layout area is 30%. A house with a cellar, ground floor, and first-floor* can be built, up to 7.5 meters high.

LAND DIVISION: not possible.

ADDITIONAL LAND PURCHASE: it is possible to buy additional building land, look at the ground plans.

BUILDING PERMIT: The price includes building permits for our architects (based on customer wishes we get a full permit, the buyer pays the municipal contribution, the architect and the geodesist).

DOCUMENTATION: Copy of the cadastral plan and the certificate of land use. The land is mortgage free.

INFRASTRUCTURE: water connection to the terrain, electricity connection to the terrain, asphalted road 20 m; sewage to the plot. The street where the land is located has public lighting, and within the land itself after the construction is planned the installation of public lighting.

ROAD DISTANCES: center: 500 m, sea: 600 m, beach: 600 m, store 500 m, bar or restaurant: 500 m,

Fažana 3 km, Pula: 7 km, Pula airport: 15 km

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

MEDIATION PROVISION FOR THE BUYER: 5% + VAT (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 permits is included in the price of this property if the complete procedure goes through selected architects. (The price does not include utility fees and contributions, architect and surveyor).

CONSTRUCTION COSTS:

utility and water contributions €19/m3,

Architect project documentation 21/23 euro/sqm

Turnkey construction is approx. 650-750 € / sqm.

Water connection € 500, electricity (6 kW) € 1.600, € 400 sewage. The subjective evaluation does not include construction excavation.

For more details feel free to contact us.

[More pictures of Peroj](#)
[Reference](#)

05/20/2018. A valid road permit was obtained and the land was fully parceled

Summary

Location	Ližnjan	Property ID	1886
Price	97.805 €	Type	land
Area	-	Land area	631 m²
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	-	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	Company
Price/m²	155 €	Real estate transfer tax	3%
Energy certificate	-	Subtype	building land

Distances

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

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