



## Building plot with the sea view near Medulin, Banjole

**188.160 €**

**140 €/m<sup>2</sup>**

Building plot with the sea view in Banjole, near Pula and Medulin. Total land area is 1344 sqm and it is ideal for a family house or apartment building since it is located close to the beach.

Sea view: partially from the ground and great from the first floor.

Orientation: southwest.

Land dimensions: 27,00 m wide and 66,40 m long

Additional land purchase: 1000 sqm of a land in vicinity.

Land division: not possible.

Construction possibilities: detached family house or an apartment building, buildable layout area is 30%, cellar+ground floor+two levels\*, maximum height - 10 m.

Building permit: it is possible to obtain a permit immediately; 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 and electricity connection are next to the land, paved road. Land is in a street with public lightning.

Road distances: village centre: 200 m, beach: 700 m, store 200 m, bar or restaurant: 20 m, Pula: 6 km, airport: Pula: 13.5 km, Venice: 278 km..

Real estate tax: buyer is paying 3% 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 do not include commission and taxes.

\*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	Medulin	Property ID	1922
Price	188.160 €	Type	land
Area	-	Land area	1.344 m²
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	-	Orientation	Southwest
Ownership type	Co-ownership	Owner	Private owner
Price/m²	140 €	Tax	3%
Energy certificate	-	Subtype	building land

## Distances

Transportation	100 m
Center	200 m
Sea	700 m
Park	500 m
Pula airport	13 km
School	6.5 km
Venezia airport	280 m
Near a bigger city	6 km
Store	200 m

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