



First Floor View

Building plots in a quiet location 1 km far from the sea near Fazana, Peroj

125.000 €

129 €/m²

Urbanized land in a quiet location in Peroj, 3 km from Fažana, in Istria is for sale. The total plot area is 970 sqm (on the map marked with the number 3). The land is partially fenced and has a rectangular form. The land is for residential purposes and is ideal for a detached family house or villa. Beach is 1km away (three-minute drive).

SEAVIEW: partial sea view from the ground floor, excellent sea view from the first floor (look dron photo).

ORIENTATION: southwestern.

BUILDING OPTIONS: family houses, villas, the buildable layout area is 30%. A house with a cellar, ground floor, and first floor and attic can be built, up to 10 meters high.

LAND DIVISION: not possible.

SUPPLEMENTAL LAND PURCHASE: not possible.

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

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

INFRASTRUCTURE: water connection is next to the land; electricity connection is next to the land, paved road, sewerage is next to the plot.

ROAD DISTANCES: village center: 100 m, sea: 1 km, store 200 m, bar or restaurant: 200 m, Fažana 3 km, Pula: 7 km, Pula airport: 15 km

REAL ESTATE TAX: paid by the 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: 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 permits is included in the price of this property if the complete procedure goes through selected architects.

[More pictures about village Peroj](#)

CONSTRUCTION COSTS:

utility and water contributions €19/m³,

project documentation 2,500/ €3,000 (approx 100/150 sqm net)

turnkey construction is approx. 650–750 € / sqm.

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

For a more detailed cost estimate, please contact us.

*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	1935
Price	125.000 €	Type	land
Area	-	Land area	970 m ²
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	-	Orientation	West
Ownership type	Co-ownership	Owner	Private owner
Price/m ²	129 €	Real estate transfer tax	3%
Energy certificate	-	Subtype	building land

Distances

Center	100 m
Sea	1000 m
Park	600 m
Pula airport	9 km
Rijeka airport	13 km
School	300 m
Trst airport	130 km
Venezia airport	250 km
Near a bigger city	11 km
Store	300 m
Transportation	100 m

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