



Building land with permit 1 km to the sea – Peroj, Fažana

72.000 €

142 €/m²

In a quiet location in Peroj, 3 km far from Fažana, in Istria is building land with building permits for sale. The land surface area is 506 sqm and it is of proper shape and partly fenced. The land is for residential use with a final building permit and paid communal facilities for a family house of 293 sqm on two floors.

[The beaches are located at almost 1 km of air distance](#), (5 minutes by car, motorcycle or bicycle 14min to walk). There are two access roads to the beach.

SEA VIEW: not possible.

ORIENTATION: Southwest.

LAND DIMENSIONS: The plot is 26 m long and 20 m wide.

CONSTRUCTION POSSIBILITIES: Possibilities for construction are: family house (maximum of two residential units), ground floor construction is 30%. Possibility of building Po + P + 1*, maximum height 7,5 m.

LAND DIVISION: is not possible

BUYING ADDITIONAL LAND: not possible.

BUILDING PERMIT: a possible change in the project is possible; Basement (Lower ground floor) consists of an apartment of 52 sqm and a 60 sqm garage. The ground floor of 156 sqm consists of a living room with a dining room and kitchen, two bedrooms each with a bathroom, and two spacious terraces with an exit to the garden. One of the particularities of this project is certainly a roof terrace of 25 sqm ideal for romantic evenings with a glass of wine and a view of the stars.

DOCUMENTATION: a copy of the cadastral plan and certificate of land use, property without a mortgage, projects, and final building permit.

INFRASTRUCTURE: electricity and water connection on the land, asphalted road and sewerage system next to the land 25m.

ROAD DISTANCE TO REAL ESTATE: center 500 m, sea 1 km, beach 1 km, shop 500 m, restaurant 500 m, Fažana 3 km, Pula 7 km, Pula airport 15 km.

REAL ESTATE TRANSFER TAX: The customer pays 3% of the agreed purchase price within 30 days of signing the contract.

MEDIATION FEE: 3.75% VAT included (minimum commission is 15.000 HRK / 2.000,00 Euro). The price includes a sales contract, a notary, and an attorney's engagement. Read the website and Business Terms.

CONSTRUCTION COSTS:

communal and water contribution 19 € / m3,

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

Turnkey construction is prox. 650-750 € / m2.

Water connection 500 €, electricity (6 kW) 1.600 €, sewerage 400 €. Construction costs are not included in the price.

For a more detailed budget, please feel free to contact us.

* Our agency Maris d.o.o. in consultation with potential investors, offers complete project documentation and consulting services.

Through our agency, in cooperation with our long-term partners, we can organize and lead You complete project-based, turnkey project.

Summary

Location	Vodnjan	Property ID	1965
Price	72.000 €	Type	land
Area	-	Land area	506 m ²
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	-	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m ²	142 €	Tax	3%
Energy certificate	-	Subtype	building land

Distances

Center	500 m
Near a bigger city	11 km
Pula airport	10 km
School	500 m
Store	700 m
Trst airport	13 km
Venezia airport	270 km
Sea	1000 m
Rijeka airport	130 km
Transportation	600 m

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