



Attractive building plot of 11.721 sqm, 800 m to the sea, near Fazana

1.640.940 €
140 €/m²

On a quiet area in Peroj, 3 km away from Fažana, in Istria is a building land for sale. Land area is 11.721 sqm and it is for residential purposes, ideal for construction of several villas or nursing home. The land is located in the western, quiet part of the village surrounded by centuries-old olive groves and greenery and from the future first floor will be visible Brijuni National Park and the sea. The beaches are located almost 800 meters away, (3 minutes by car, scooter or bicycle) and access to the sea is possible on both sides. Land has secured access road and complete infrastructure is next to the land (water, electricity and sewage). The owners are in the process of making smaller parcels of 500 to 800 sqm.

SEA VIEW: possible from the first floor, excellent sea view from the top floor.

ORIENTATION: southwest, 20 m above sea level

BUILDING OPTIONS: villa complex or nursing home, buildable layout area is 30%. A house with a cellar, ground floor and first floor* can be built, up to 10 meters high.

LAND DIVISION: possible, look at the ground plans.

ADDITIONAL LAND PURCHASE: not possible.

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 and electricity connections are on the access road, paved road is 100 m away and sewerage is on the land. Surface water drain is next to the land.

ROAD DISTANCES: centre: 500 m, sea: 700 m, beach: 700 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: 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 permit is included in price of this property if 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 fell free to contact us.

[More about Peroj](#)

*Real estate agency Maris d.o.o., in agreement with potential investors, offers creation of complete project documentation and consulting services.

Our long-term partners and we can organize and supervise complete turnkey project.

Summary

Location	Vodnjan	Property ID	2024
Price	1.640.940 €	Type	land
Area	-	Land area	11.721 m²
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	-	Orientation	Southwest
Ownership type	Co-ownership	Owner	Company
Price/m²	140 €	Real estate transfer tax	3%
Energy certificate	-	Subtype	building land

Distances

Transportation	100 m
Sea	700 m
Near a bigger city	11 km
Park	600 m
Rijeka airport	13 km
School	300 m
Store	400 m
Venezia airport	250 km
Center	500 m
Pula airport	9 km
Trst airport	130 km

[View original listing](#)

