



## The complex of building and agricultural land with a permit to build, Pula

80.000 €

64 €/m<sup>2</sup>

Complex of building and agricultural land of 1338 sqm, 2 km from Pula and 6 km away from the first beach, with a building permit for construction of family villa.

The plot is located in a small Istrian town Galižana, in a very quiet location, on the end of the urbanized area, surrounded by olive grove and forest with overlooking at the sea from the first floor of future real estate.

Land is for residential purposes and it is possible to build a 30% layout till 7.5 m in height (that means: basement, ground floor, first floor and attic).

The water, electricity and telephone lines are 30 m from the parcel (there is no city sewerage system, but it is in the expansion plan), the access is state-owned and it has width of 7 m. To connect to the infrastructure all the organization takes our real estate agency - Maris.

The plot is sold in a way that you pay off approx. 50% of the purchase price, and the remaining of 50% upon obtaining a building permit. The price includes obtaining a building permit. Utility fees and contributions are paid by the investor (approx. 135 kn / m<sup>3</sup> depending on the project).

Since the price includes obtaining all permits, designing the house is done exclusively through our authorized architectural Bureau. Thereby we want to protect autochthony of Istrian houses and have control on the whole new future settlement, and ultimately maintain the quality and value of the future real estate houses. Of course, the investor in consultation with our architects agree on the whole concept of the project.

Among other expenses investor pays preparation of project documentation which depends on the complexity and size of the object (approx. house of 100 sqm = € 2,500). Further, the investor pays the electricity connection (240 € / kW) and the connection to the water supply network (500 € approx.). Of geodesic jobs investor pays marking out the building before the construction, and at the end- plotting the object in Cadastre (approx. € 1,500).

For any additional information, please contact us.

## Summary

Location	Vodnjan	Property ID	2080
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Price	80.000 €	Type	land
Area	-	Land area	1.247 m²
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	-	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	64 €	Tax	3%
Energy certificate	-	Subtype	building land

## Distances

Sea	6 km
Near a bigger city	6 km
Park	500 m
Rijeka airport	122 km
School	500 m
Store	500 m
Venezia airport	264 km
Center	300 m
Pula airport	9 km
Trst airport	153 km
Transportation	200 m

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