



A number of building lands with sea view 15 km from the Poreč, Baderna

41.800 €
55 €/m²

For sale several building lands on a quiet location near Baderna and 15 km far from Poreč.

Total area of the land is 760 m² and is in a proper shape facing the southwest.. The land is suitable for residential usage, ideal for a family home or villa. Other lands sizes are surface 760 m², 930 m², 1040 m² and 770 m².

The beaches are located at 15 km distance.

SEA VIEW: possible from the first floor

ORIENTATION: Southwest.

CONSTRUCTION OPPORTUNITIES: family house, ground floor construction is 30%; possibility of building Po + P + 1 *, maximum height to wreath 7.5 m.

DOCUMENT ADDITIONAL LAND: Possible map view.

BUILDING LICENSE: The price includes obtaining building permit made by our architects (based on customer wishes we get a full permit, the buyer pays the municipal contribution, the architect and the geodesist).

DOCUMENTATION: a copy of the cadastral plan and the certificate of land usage, the property is without a mortgage.

INFRASTRUCTURE: water connection and power supply at the access road, asphalted access ; no sewer connection is possible.

ROAD DISTANCE TO THE REAL ESTATE: town center: 1 km, beach: 15 km, shop: 1 km, catering facility: 1 km, Fažana: Poreč: 15 km, Pula: 50 km, Rovinj 30 km, Pula airport: 50 km.

PLANNING DATA: Spatial Plan of the Municipality of Tinjan.

TAX ON THE PROPERTY: The customer pays 3% of the agreed purchase price within 30 days of signing the contract.

AGREEMENT FOR COMPENSATION: 6% + VAT (minimum commission is 15.000 HRK / 2.000,00 EUR). The price includes a sales contract, a notary public, attorney's engagement and transcript of real estate to the buyer with all necessary state taxes. Read the rest in our Business Terms Note: The procedure for obtaining a building permit is in process for the road, followed by land parcels as shown in the sketch.

Plots are sold exclusively with building permits through our architect. Of course, each customer determines the size and the essential items around the project, while maintaining and respecting the architecture of the environment. Our goal is to protect autochthonousness and to have control of the whole new future village, and finally to maintain the quality and value of future real estate.

PRICE AND PAYMENT:

Land reservation is 10% of the agreed price and the remaining 90% when parcel is parceled. The price includes all contracts with a lawyer, a notary and a prepayment in the land registry, obtaining a building permit and all approvals.

CUSTOMER COSTS:

Intermediary commission in the amount of 6% includes the purchase agreement, obtaining consent for obtaining building permit, access to infrastructure connection (plumbing, electricity and sewage).

The buyer pays 4% of the sales tax and the costs of the architect, the costs of utility and water contribution (depends on the size of the house) and the geodetic elaborate.

CONSTRUCTION COSTS:

communal and water contribution 19 € / m³,

architect's project documentation approx. 21/23 Eur/ m²

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

Water connection 500 €, electricity (6 kw) 1.600 €, sewerage septic tank 3500 €. 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.

[References](#)

Summary

Location	Tinjan	Property ID	2131
Price	41.800 €	Type	land
Area	-	Land area	760 m ²
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	-	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m ²	55 €	Real estate transfer tax	3%
Energy certificate	-	Subtype	building land

Distances

Center	1000 m
Near a bigger city	15 km
Pula airport	50 km
Store	1000 m
Trst airport	120 km
Venezia airport	200 km
Sea	15 km

School	15 km
Transportation	1000 m

[View original listing](#)

