



We sell more building lots of 500 m from the sea, Fazana-Peroj

112.580 €

130 €/m²

In a peaceful location in Peroj, 3 km away from Fažana is a building land for sale.

The land area is 866 sqm (on a map marked as number 1) and it is in the shape of rectangular. The land is for residential purposes and is ideal for a detached family house.

In our offer, You can find also the other two bigger building lands of 804 m² and 1257 m².

Beaches are 500 m of air distance (three-minute drive) and there are two access roads to the beach. To the beach there are two access roads, one asphalt that leads to the small port and other gravel to beaches.

SEA VIEW: nice from the first floor, excellent from the second floor.

ORIENTATION: southwest, 20 m above sea level.

CONSTRUCTION POSSIBILITIES: family house, buildable layout area is 30%. A house with a cellar, ground floor and first floor can be built, up to 7,5 meters high.

LAND DIVISION: not possible.

ADDITIONAL LAND PURCHASE: it is possible to buy additional building land, look at the ground plans.

BUILDING PERMIT: The price includes building permit (based on customer preferences we obtain a building permit, the buyer pays the municipal contribution, the architect and the surveyor).

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

INFRASTRUCTURE: water connection next to the land, electricity connection 50 m away, asphalted access road, the city sewerage system (planned for the end of 2020).

ROAD DISTANCES: center: 500 m, beach: 600 m, grocery store 500 m, bar or restaurant: 500 m, Fažana 3 km, Pula: 7 km, Pula airport: 15 km

REAL ESTATE TRANSFER TAX: 3% of the selling price up to 30 days after the signing of the contract.

MEDIATION PROVISION FOR THE BUYER: 5% + VAT. The price includes the sale contract, notary, attorney's engagement and registration of ownership on the buyer's name with all necessary state fees, obtaining a building permit and connection to the infrastructure.

Note: The land is not currently divided but is in the process.

We sell the plots exclusively with a building permit through our architects. Of course, each customer determines the size and essential items around the project while maintaining and respecting the architecture of the environment. Our goal is to protect indigenouness and to have control over the whole new future settlement, and ultimately to maintain the quality and value of future real estate.

PRICE AND PAYMENT

The reservation of land is 20% of the agreed price and the rest of 80% when the land is divided. The price includes all Contracts with a lawyer, a notary and a registration of ownership in the land register, obtaining a building permit and all approvals.

BUYER'S COSTS

Brokerage fee of 5%, real estate transfer tax of 3%, architect costs, utility and water contribution (depends on the size of the house) and surveyor's documentation.

CONSTRUCTION COSTS:

municipal and water contribution 19 € / m3,

architectural design documentation approx. 21/23 € / m2

the turnkey construction amounts to prox. 650-750 € / m2.

Water connection 500 €, electricity (6 kw) 1.600 €,

Please contact us for a more detailed cost report.

[More pictures of 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.

[Reference](#)

Summary

Location	Vodnjan	Property ID	2281
Price	112.580 €	Type	land
Area	-	Land area	866 m²
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	-	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	130 €	Tax	3%
Energy certificate	-	Subtype	building land

Distances

Transportation	500 m
Sea	500 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

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