



Land with permission to build modern villa in Bale, Rovinj

135.000 €
178 €/m²

In a quiet location in Bale is a building land for sale. The total land area is 760 sqm and is ideal for building a villa. The distance to the first beaches is 7 km.

SEA VIEW: not possible.

ORIENTATION: southeast.

CONSTRUCTION OPPORTUNITIES: detached single-family house with a 40% floor plan. Possibility of building Po + P + 1, maximum height up to 7 m.

LAND DIVISION: not possible.

BUYING ADDITIONAL LAND: not possible.

BUILDING PERMIT: All contributions paid, in a process of obtaining of the building permit for a villa with a net area of 309 sqm (gross area 363 sqm).

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

INFRASTRUCTURE: water and electricity connection to the terrain, no sewage system.

ROAD DISTANCES TO REAL ESTATE: center of Bale 500 m, grocery shop 600 m, town of Rovinj: 14 km, airport Pula 25 km, airport in Venice: 250 km, nearest highway entrance: 13 km.

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

BUYER'S INTERMEDIATE FEE: 3.75% incl. VAT (minimum commission is 15.000 kn / 2.000,00 Euro). Prices shown do not include brokerage fees and sales taxes.

Summary

| | | | |
|----------|-----------|-------------|--------------------|
| Location | Bale | Property ID | 2288 |
| Price | 135.000 € | Type | land |
| Area | - | Land area | 760 m ² |

| | | | |
|--------------------|---------------|-------------------------|---------------|
| Bedrooms | - | Bathrooms | - |
| Parking spaces | - | Parking spaces (garage) | - |
| Floor | - | Orientation | Southeast |
| Ownership type | Ownership 1/1 | Owner | Private owner |
| Price/m² | 178 € | Tax | 3% |
| Energy certificate | - | Subtype | building land |

Distances

| | |
|--------------------|--------|
| Center | 500 m |
| Sea | 7 km |
| Near a bigger city | 14 km |
| Pula airport | 25 km |
| Venezia airport | 250 km |
| Store | 600 m |

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