



Land in Vodnjan with infrastructure – build a family house or building

130.000 €

144 €/m²

Building Plot for Sale in Vodnjan – 901 m² with Excellent Development Potential

A 901 m² building plot is for sale in a quiet part of Vodnjan, just a 5-minute drive from the town center. This parcel offers a variety of development possibilities and is an excellent opportunity for investors or families looking to build a home or residential property in a peaceful and well-connected environment.

Key Features

- **Size and Orientation:** The 901 m² plot is positioned on the sunny side, ensuring abundant natural light throughout the day.
- **Access and Utilities:** Easily accessible via an asphalt road, with water and electricity connections at the plot entrance. There is also the possibility to connect to the public sewage system.
- **Surroundings:** Neighboring houses are already built and harmoniously integrated into the environment, creating a safe and pleasant living atmosphere.

Building Possibilities

- Family house up to 7.5 m in height (to the cornice).
- Family house with up to 3 residential units, up to 10 m in height.
- Residential building up to 10 m in height.

For full construction regulations as defined in the Urban Plan of Vodnjan, please refer to additional information available via the official planning link.

Nearby Amenities

- **School and kindergarten:** Only 1 km away – ideal for families with children.

- Shops: The nearest store is located in the town center, just 5 minutes on foot.
- Beaches: The beautiful beaches of Fažana and Peroj are only 6 km away.

Professional Project Support

If you need assistance with conceptual design or architectural planning, our team is here to help. We can organize a meeting with an architect to bring your vision to life.

This land is ideal for a single-family home, multi-unit property, or investment in a residential project.

☑ Contact us today to seize this opportunity!

Summary

| | | | |
|----------------------|--------------|--------------------------|--------------------|
| Location | Vodnjan | Property ID | 2559 |
| Price | 130.000 € | Type | land |
| Area | - | Land area | 901 m ² |
| Bedrooms | - | Bathrooms | - |
| Parking spaces | - | Parking spaces (garage) | - |
| Floor | - | Orientation | Northwest |
| Ownership type | Co-ownership | Owner | Private owner |
| Price/m ² | 144 € | Real estate transfer tax | 3% |
| Energy certificate | - | Subtype | building land |

Distances

| | |
|-----------------------|---------|
| Town center | 450 m |
| School | 800 m |
| Kindergarten | 850 m |
| Restaurant | 750 m |
| Sea | 8 km |
| Store | 1.7 km |
| Pula | 12.7 km |
| Fažana | 7.5 km |
| Brijuni National Park | 10.8 km |
| Trst airport | 149 km |
| Pula airport | 14.6 km |
| Venezia airport | 258 km |

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