

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 m²
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	-	Orientation	Northwest
Ownership type	Co-ownership	Owner	Private owner
Price/m²	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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CCA 35M
901 M2
CCA 26M
CCA 27M
CCA 34M





