

Project for 2 houses with sea view near Fažana

220.000 €
410 €/m²

A rare opportunity in sought-after Peroj near Fažana—this 537 m² residential plot is ready for development, complete with a valid building permit for two houses. Guaranteed sea views and utility connections!

Located in a sunny west-facing position just 800 meters from the beach, this property is ideal for building your dream home, a holiday getaway, or a profitable rental investment.

Development Potential

This land comes with a building permit for two separate houses:

House 1: Yard 154 m² | Living area 129 m² | Sea view

House 2: Yard 187 m² | Living area 147 m² | Sea view

Both houses can be built immediately - no delays, no guesswork. Whether you choose to live in one and rent the other, or design a dual-family residence, the possibilities are wide open.

Infrastructure Ready

The plot has secured access to municipal infrastructure:

- Water - connection available
- Electricity—connection available
- Sewage - connection available
- Asphalt access road

Note: The building permit is included in the price. Utility contributions and connection fees for water and electricity have not been paid and

are the responsibility of the buyer.

Plus, the sellers offer assistance throughout the entire construction process - from selecting a builder to handing over the keys.

Location & Lifestyle

Situated in a peaceful residential part of Peroj, you're just:

- 50 m from shops
- 200 m from restaurants
- 800 m from the beach
- 10 km from Pula Airport

But what truly sets Peroj apart—especially for retirees, seniors, and those seeking a relaxed lifestyle—is its stunning lungomare:

A scenic seaside promenade stretching over 10 kilometers all the way to Fažana and Pula, perfect for daily walks, cycling, or enjoying spectacular sunsets over the Brijuni Islands.

Watch the video of the lungomare here

This is a senior-friendly location, combining peaceful living with direct access to nature, health-conscious activities, and Mediterranean beauty.

The sea is just minutes away, permits are in place, utilities are waiting - everything is ready for your idea to go from sketch to reality. Contact us and together we can discover if this is exactly what you've been looking for.

Summary

Location	Vodnjan	Property ID	2597
Price	220.000 €	Type	land
Area	-	Land area	537 m²
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	-	Orientation	West
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	410 €	Real estate transfer tax	3%
Energy certificate	-	Subtype	building land

Distances

Sea	900 m
Restaurant	130 m
Store	33 m
Transportation	260 m
Hospital	13.4 km
Trst airport	153 km

Venezia airport	263 km
Pula airport	18 km
Pula	12.4 km
Rovinj	29.2 km
Dog beach	1.5 km

View original listing




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A


537 M2

