

Building plot with a concept design, among olive groves | Galižana, Istria

97.000 €
159 €/m²

Fondole is a quiet part of Galižana on the Pula–Vodnjan road, where olive trees still grow between the houses. Neither village nor suburb: you live in peace, with work, school and the sea within a quarter of an hour's drive. What sets this plot apart is the architect's concept design, which shows how a house could sit on the land.

Key facts

- Area: 611 m² (the parcel is entered in the land register at 771 m²; about 160 m² along the eastern boundary is the access strip to the neighbouring plot and is not included)
- Shape and terrain: elongated plot, level ground
- Orientation: south-west to north-east, entrance from the south-west side
- Ownership: sole ownership (1/1), unencumbered

What can be built

The concept design (idejno rješenje) shows a single-storey house of about 114 m² net: a living room with kitchen and dining area, two bedrooms, two bathrooms, a WC with a laundry area and a walk-in wardrobe. Outside there is a covered terrace of about 52 m², a storage room and two covered parking spaces. The plot is longer than it is wide, so the house follows its length. The design is not binding and can be adapted to your needs in consultation with the architect.

Planning conditions (Spatial Plan of the Town of Vodnjan-Dignano (PPUG), Official Gazette of the Town of Vodnjan-Dignano No. 9/23 – consolidated text)

- Location: building area of the settlement of Galižana (građevinsko područje naselja), built-up part; no requirement for an urban development plan (UPU) and no special use restrictions
- Use: residential development within the settlement
- Documents and permits: location information (lokacijska informacija) dated 21 August 2025 (issued before the land was subdivided, valid for both plots); no building permit has been obtained

- Type of building: detached
- Site coverage ratio (kig): 0.35 — footprint up to ≈ 214 m² (Art. 41)
- Floor area ratio (kis): 0.70 for a family house (obiteljska kuća)
- Family house (obiteljska kuća, up to two units): one basement level and up to two above-ground storeys, height 7.5 m / overall height 11 m, gross floor area up to 400 m² (Arts. 26a, 44 and 49)
- Multi-family building: in general the plan allows it on plots of 600 m² or more (up to three above-ground storeys, height 10 m, up to three units); whether it is feasible on this plot is for an architect to confirm
- Distance from the boundary: 3 m for a single-storey house, 4 m for a building with two above-ground storeys (Art. 32)
- Building line (građevni pravac): 5–15 m from the street boundary line (Art. 36)
- Parking: one space for a dwelling of up to 60 m² net, two for 60 to 120 m², three for larger ones, on the plot itself (Art. 138a)

The location and use are taken from the location information dated 21 August 2025; the other details on building potential are derived from the current spatial plan and are indicative only; the agency accepts no liability for them. For a more thorough assessment we recommend engaging an architect. What to check before buying land: Checking a building plot (article in Croatian)

Utilities and access

- Utilities: mains water, electricity and public sewerage run along Ulica Fondole and the plot can be connected to all three; connections must be applied for and paid for
- Access: directly from Ulica Fondole, an asphalt road
- What the buyer still needs to arrange: the main design (glavni projekt), the building permit and the connections

Our advice from experience: if you build, build turnkey – whether it is a traditional masonry house or a prefabricated one. One contractor, one deadline and one price. We know reliable firms for both, can recommend an architect and a builder, and help with obtaining permits.

Location and lifestyle

- Sea and beaches in Fažana: ≈ 8 min by car
- School: branch school in Galižana ≈ 5 min, Veli Vrh primary school in Pula ≈ 6 min by car
- Istrian Y motorway access (Pula junction): ≈ 6 min by car
- Pula, centre: ≈ 10 min by car
- Vodnjan: ≈ 7 min by car

Galižana lies between Pula and Vodnjan, so both towns are close, and boats to the Brijuni islands leave from Fažana. Vodnjan is known for its olive oil, and olive trees are a common sight around Fondole. For lunch you can choose between home-made pasta at Da Uccia in Vodnjan (Google 5.0), Istrian cooking at Konoba Kažun on the edge of Pula (4.4) and Trattoria Vodnjanka in Pula (4.7).

Who it is ideal for

For a family looking to build a permanent home on a quiet street, with schools and Pula within easy reach. Equally for a buyer looking for a holiday home on one level, with no stairs and with a garden. Ask for the concept design and come and see the plot in person.

The neighbouring plot of 763 m² is also for sale: ID 2637.

For viewing appointments and further information, please contact us via the form or by phone.

Summary

Location	Vodnjan	Property ID	2635
Price	97.000 €	Type	land
Area	611 m²	Land area	611 m²
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	-	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	Private owner

Price/m²	159 €	Real estate transfer tax	3%
Energy certificate	-	Subtype	building land

Distances

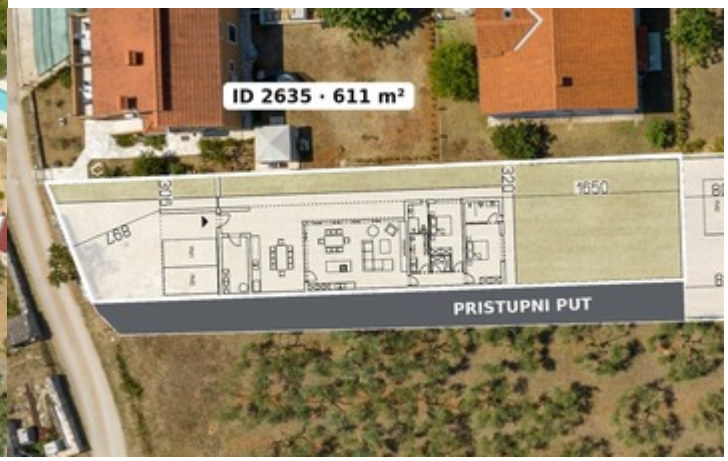
Sea	5.3 km
Restaurant	4 km
Entrance to the highway	4.8 km
Fažana	5.2 km
Brijuni National Park	5.4 km
Pula	5.8 km
Rovinj	29.3 km
Pula airport	11.2 km
Trst airport	154 km
Venezia airport	265 km

View original listing


611 m2


PULA
5km
611m2




ID 2635 · 611 m²
1650
PRISTUPNI PUT