



## Building plot near the sea with building permit, 574 sqm, Istra Galižana

**28.700 €**

**50 €/m<sup>2</sup>**

Building plot of 574 sqm in Istria, 2 km from Pula and 4 km away from the first beach, with a building permit for construction of a family villa. The plot is located in a small Istrian town Galižana, in a very quiet location, on the end of the urbanized area, surrounded by olive grove and forest, overlooking the sea from the first floor of future real estate.

Land is for residential purposes and it is possible to build a 30% layout, 7.5 m in height (that means: basement, ground floor, first floor and attic). The entire infrastructure is by the parcel, the access is state-owned and it has width of 7 m. The water, electricity and telephone lines are 30 m from the parcel (there is no city sewerage system, but it is in the expansion plan). Connection to the infrastructure is done by Maris real estate agency.

### PAYMENT DETAILS

The plot is for sale in a way that you pay off approx. 50% of the purchase price, and the remaining of 50% upon obtaining a building permit. The price includes obtaining a building permit. Utility fees and contributions are paid by the investor (approx. 135 kn/ m<sup>3</sup>, depending on the project). Since the price includes obtaining all permits, design of the house is done exclusively through our authorized architectural office to protect authenticity of Istrian houses and to have control on the whole new future settlement, and ultimately, maintain the quality and value of the future real estate houses. Of course, the investor, in consultation with our architects, has to agree on the whole concept of the project.

Among other expenses, investor pays preparation of project documentation that depends on the complexity and size of the object (approx. house of 100 sqm = € 2,500). Further, the investor pays the electricity connection (240 €/kW) and the connection to the water supply network (500 € approx.). Investor also pays for marking out the building area before the construction and for the end, plotting the object in Cadaster (approx. € 1,500).

We currently have construction lots number 16 and number 25 (agricultural parcel), and the same building plot number 7 and 29 (agricultural plot).

For any additional information, please contact us. Director Aljoša Vučetić

## Summary

Location	Vodnjan	Property ID	1427
Price	28.700 €	Type	land
Area	-	Land area	574 m <sup>2</sup>
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	-	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m <sup>2</sup>	50 €	Tax	4%
Energy certificate	-	Subtype	building land

## Distances

Center	300 m
Sea	6 km
Near a bigger city	4 km
Pula airport	9 km
Rijeka airport	122 km
Trst airport	153 km
Venezia airport	264 km
Transportation	5 m

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