



## Building plot with permit and sea view on quiet area ideal for Villas, Poreč – Baderna

125.000 €

98 €/m<sup>2</sup>

For sale is perspective building land near Porec, Baderna. The land is located in a small Istrian village on the edge of urbanization which offers an open view from the ground and the Istrian countryside. The land has an access road and building permits for the construction of detached villas. The total land area is 1272 sqm, the land is of the proper shape. The beach is located at almost 11 km from land.

SEAVIEW: from the ground floor.

ORIENTATION: west.

LAND DIMENSIONS: approx. 25 m long and 28 m wide.

LAND DIVISION: not possible.

ADDITIONAL LAND PURCHASE: not possible.

BUILDING PERMIT: building permits with paid all taxes.

DOCUMENTATION: Copy of the cadastral plan, certificate of land use. The land is mortgage-free, certificate of the purpose of the land, projects.

INFRASTRUCTURE: water connection is near the plot; electricity connections near the plot, paved road is 20 m distance, sewage pit possible.

ROAD DISTANCES: village center: 2 km, sea: 11 km, store 1.5 km, bar or restaurant: 1,5 km, Pula: 30 km, Pula airport: 35 km., Poreč 13 km.

SPATIAL PLANNING INFORMATION: a spatial plan of the Municipality of Poreč

REAL ESTATE TAX: paid by the buyer in the amount of 3 % of the selling price up to 30 days after the signing of the contract.

MEDIATION PROVISION FOR THE BUYER: for this property is 3% + VAT (minimum provision is 15.000 kn/2.000 EUR). Price includes sales contracts, including the lawyers and transfer of ownership to the buyer with all state taxes. Prices shown do not include commission and real estate taxes. Terms and conditions can be found at this link. \*With mediation services in buying and selling real estate and provision of legal advice, our agency is engaged in the construction of real estate for sale. This includes organizing and conducting all necessary actions, from collecting the necessary permits for construction to handing over the keys to our clients. The organization of the construction process involves the selection and purchase of land for construction, obtaining all necessary permits and supervision of the construction.

## Summary

Location	Poreč	Property ID	1704
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Price	125.000 €	Type	land
Area	-	Land area	1.272 m²
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	-	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	Company
Price/m²	98 €	Tax	3%
Energy certificate	-	Subtype	building land

## Distances

Center	2 km
Near a bigger city	10 km
Park	3 km
School	3 km
Store	3 km
Town center	3 km
Sea	11 km
Transportation	10 m

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