



Building plot with beautiful landscape view with project for three villas, Istra, Gračišće

130.000 €

32 €/m²

Building plot with project for building three villas with swimming pools in Gračišće, 20 kilometers from Pazin is for sale. This plot has an access road and all infrastructure is by the plot. Surface area of the plot is 4000 sqm, and surface area of built villas in total will be 647 sqm. There is a possibility of changing this project by the wishes of the buyer.

Villa 1:

surface area of the plot: 1139 sqm

surface area of the villa: 238 sqm

Villa 2:

surface area of the plot: 1234 sqm

surface area of the villa: 210 sqm

Villa 3:

surface area of the plot: 1647 sqm

surface area of the villa: 199 sqm

VIEW: beautiful view of Gračišće and even more beautiful view of Istrian greenery

ORIENTATION: north

BUILDING PERMIT: obtained building permits

DOCUMENTATION: ownership 1/1 (owned by the company), without mortgage

DIVISION OF THE LAND: not possible at the moment

INFRASTRUCTURE: water connection is 40 m from the plot and the electricity connection is 50 m from the plot

REAL ESTATE DISTANCES: sea: 23 km, airports: Pula: 45 km, Trieste: 137 km, Venice: 257 km, Rijeka: 89 km, nearest bigger city: Pazin: 10 km, Rovinj: 39 km, Poreč: 42 km

SPATIAL PLANS DATA: edge of the urbanized area

REAL ESTATE TAX: real estate tax is 5 % of the agreed purchase price, and it should be paid within 30 days of signing the contract, buyer has to pay it

REAL ESTATE FEES FOR BUYER: 3% + VAT

For a more details, please contact us. Showed prices does not include real estate agents fees.

*Maris d.o.o. agency, in agreement with potential investors, offers creation of complete project documentation and consulting services. We can organize and supervise complete project building, via our agency and together with our longterm partners, by the turnkey system.

Summary

Location	Gračišće	Property ID	1767
Price	130.000 €	Type	land
Area	-	Land area	4.000 m ²
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	-	Orientation	North
Ownership type	Ownership 1/1	Owner	Company
Price/m ²	32 €	Real estate transfer tax	-
Energy certificate	Not obligatory	Subtype	building land

Distances

Center	5 km
Sea	23 km
Pula airport	45 km
Rijeka airport	89 km
Venezia airport	257 km
Near a bigger city	10 km
Trst airport	137 km

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