



Building land for sale, 500 m to the sea, near Fažana, Peroj

115.740 €
180 €/m²

In a peaceful location in Peroj, 3 km away from Fažana is a building land for sale.

Land area is 643 sqm (on a map marked as number 7) and it is in a shape of rectangular. Land is for residential purposes and is ideal for detached family house.

In our offer You can find also the rest of the building lands, check the map below.

Beaches are 500 m of air distance (three-minute drive) and there are two access roads to the beach.

SEA VIEW: partially possible from the ground floor, excellent sea view from the top floor.

ORIENTATION: southwest, 20 m above sea level.

CONSTRUCTION POSSIBILITIES: family house, buildable layout area is 30%. A house with a cellar, ground floor and first floor* can be built, up to 7.5 meters high.

LAND DIVISION: not possible.

ADDITIONAL LAND PURCHASE: it is possible to buy additional building land, look at the ground plans.

BUILDING PERMIT: The price includes building permit for our architects (based on customer wishes we get a full permit, the buyer pays the municipal contribution, the architect and the geodesist).

DOCUMENTATION: Copy of the cadastral plan and the certificate of land use. Land is mortgage free.

INFRASTRUCTURE: water and electricity connection next to the land, asphalted road 20 m; the sewerage is provided below the land. The street in which the land is located has public lighting, and within the land, itself after the construction is planned to set up public lighting and asphaltting.

ROAD DISTANCES: centre: 500 m, sea: 600 m, beach: 600 m, store 500 m, bar or restaurant: 500 m, Fažana 3 km, Pula: 7 km, Pula airport: 15 km

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

MEDIATION PROVISION FOR THE BUYER: 5% + VAT (minimum provision is 15 000 kn / 2 000 EUR)

Prices shown do not include commissions and taxes.

Terms and conditions can be found at this link.

Obtaining of the documentation for building permit is included in price of this property if complete procedure goes through selected architects. (The price does not include utility fees and contributions, architect and surveyor).

CONSTRUCTION COSTS:

 utility and water contributions €19/m³,

Architect project documentation 21/23 euro / sqm

Turnkey construction is approx. 650-750 € / sqm.

Water connection € 500, electricity (6 kw) € 1.600 , € 400 sewage. The subjective evaluation does not include construction excavation.

For more details fell free to contact us.

[More pictures of Peroj](#)

*Real estate agency Maris d.o.o., in agreement with potential investors, offers creation of complete project documentation and consulting services.

Our long-term partners and we can organize and supervise complete turnkey project.

Summary

Location	Vodnjan	Property ID	1890
Price	115.740 €	Type	land
Area	-	Land area	643 m ²
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	-	Orientation	Southwest
Ownership type	Co-ownership	Owner	Company
Price/m ²	180 €	Tax	3%
Energy certificate	-	Subtype	building land

Distances

Center	500 m
Sea	500 m
Near a bigger city	11 km
Pula airport	9 km
Rijeka airport	13 km
School	300 m
Store	400 m
Trst airport	130 km
Venezia airport	250 km
Park	600 m
Transportation	500 m

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