



Building plot of 1046 m² with sea view in Štinjan, not far from Fazana, Istria

110.000 €

105 €/m²

Near Pula, in Štinjan is a building plot with the sea view for sale. The land is 2.8 km away from Fažana and 1.5 km from the first newly refurbished beaches and pedestrian walkway for coastal walks. Total land area is 1046 sqm and is suitable for building a family house or a multi-storey building (land number 2).

SEAVIEW: possible from ground floor, beautiful from the future first floor.

ORIENTATION: northwest.

DIMENSIONS OF LAND: The property is on average 34 m wide.

LAND DIVISION: not possible.

ADDITIONAL LAND PURCHASE: not possible.

CONSTRUCTION POSSIBILITIES: family house, house with the apartments – detached building with 1–4 units. All units should be 4 meters from the end of the land, except to the street. Maximum building area is 200 sqm and buildable layout area is 30 %. Future owners can built a house up to 10 meters and can have a house on three floors above the ground (ground floor, first floor and second floor).

BUILDING PERMIT: it is possible to immediately obtain a permit; for this land, we guarantee to get the permits if done through us.

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

INFRASTRUCTURE: water connection and electricity connection are next to the land, paved road.

ROAD DISTANCES: center: 1.3 km, beach: 1.5 km, store 500 m, bar or restaurant: 150 m, Fažana 2.8 km, Pula: 5 km, Pula airport: 10.5 km

REAL ESTATE TAX: paid by 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: 3.75% VAT included (minimum provision is 15.000 kn/2.000 EUR).

Summary

Location	Pula	Property ID	1945
Price	110.000 €	Type	land

Area	-	Land area	1.046 m²
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	-	Orientation	Northwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	105 €	Real estate transfer tax	3%
Energy certificate	-	Subtype	building land

Distances

Center	1.3 km
Sea	1.5 km
Park	1.2 km
Pula airport	10.5 km
School	3.3 km
Venezia airport	269 km
Near a bigger city	5 km
Store	550 m
Transportation	150 m

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