

Investment project

Vodnjan, Istria



Ref	RE-U-32543
Type	Investment project
Region	Istria > Pula
Location	Vodnjan
Front line	No
Sea view	No
Distance to sea	11000 m
Plot size	6634 sqm
Price	€ 1 250 000

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Project with Permits for 8 Villas and Construction Underway - Vodnjan area!

Located just a few kilometers from the historic town of Vodnjan, this large plot of land offers a prime investment opportunity. Vodnjan, once the capital of southern Istria, is renowned for its rich history dating back to ancient times. The town's historic core retains a distinct medieval charm with its arcades, narrow winding streets, and a mix of Gothic-Venetian, Renaissance, and Baroque architecture, including landmarks like the Bettica Palace. Today, Vodnjan is expanding and is recognized for having the tallest bell tower in Istria.

The available terrain spans 6,634 m², plus an access road, and comes with 8 approved building permits for modern villas with swimming pools.

Each villa is designed as a single-story residence featuring a kitchen, dining and living areas, three bedrooms with en-suite bathrooms, a toilet, and a storage room.

Construction has already commenced on two of the villas, which are being sold in their current state.

All communal contributions have been paid for the 8 villas, and electricity connections for 7 villas have been secured.

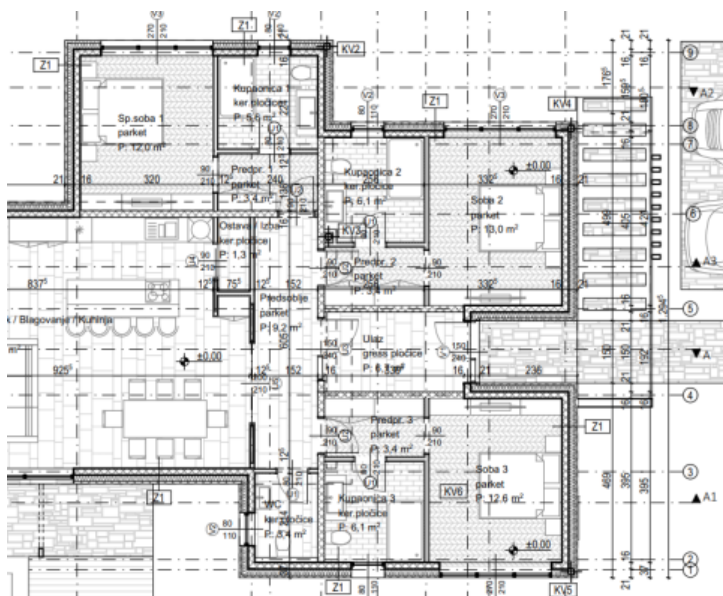
This project presents an excellent opportunity for investors.

The property is owned by a legal entity, and the listed price includes VAT, meaning the buyer is exempt from real estate sales tax.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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