

Land plot

Ližnjan, Istria



Ref	RE-U-33391
Type	Land plot
Region	Istria > Pula
Location	Ližnjan
Front line	No
Sea view	No
Distance to sea	1600 m
Floorspace	1097 sqm
Price	€ 206 000

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Building plot of 1100 m2 in Liznjan, cca. 1,5 km from the sea!

A quality building plot is for sale next to a paved road, covering an area of 1,100m². Electricity and water connections are available on the paved access road. The buildable area of the land is 30%, allowing for a floor plan of approximately 300m² for the future building. The maximum allowed height is 7.5m. This plot is ideal for constructing a holiday home, villa with a pool, or a family residence.

There is also the possibility of dividing the land into two plots, allowing for the construction of two separate buildings. Alternatively, an apartment house or a building with multiple units could be developed.

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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Price per m²:
0 €

Average price/m² of this type
in this region:
291 €

Median price/m² of this type
in this region:
185 €

Average price/m² of this type
in Croatia:
267 €

Median price/m² of this type
in Croatia:
180 €

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