

Land plot

Galižana, Vodnjan, Istria



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Ref	RE-U-36902
Type	Land plot
Region	Istria > Pula
Location	Galižana, Vodnjan
Front line	No
Sea view	Yes
Distance to sea	4000 m
Floorspace	759 sqm
Price	€ 145 000

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Land in Galižana, Vodnjan, with ready building permit for a villa, 4 km from the sea!

We proudly present **an excellent opportunity** for those looking to build **their dream family home** or **an investment property with a guaranteed return**.

This **high-quality building plot**, measuring **759 m²**, comes with a **valid construction permit** for the development of a **modern single-story villa**. It is **ideally located near the center of Galižana**, just **a few steps away from all essential amenities** needed for everyday life.

This plot is particularly attractive **because future owners can start construction immediately** without waiting for additional permits.

Plot Description:

- The **total area** of the building plot is **759 m²**, including **shared ownership of an access road**, even though the plot already has **direct access** from a **public road**.
- It is located in a **residential construction zone**, is **rectangular in shape**, and **completely flat**.
- **All necessary infrastructure** (electricity, water, and telecommunications) is available next to the plot.
- A **construction permit** has been issued and is **valid until June 2027**. The future owner must **register the start of construction by June 12, 2027**.

Construction Details:

The permit allows for the development of a **single-story family villa** with a **net area of 145 m²**, featuring:

- ✓ **3 bedrooms**
- ✓ **3 bathrooms + 1 guest toilet**
- ✓ **Spacious open-plan living room, kitchen, and dining area**
- ✓ **Access to a summer terrace and swimming pool** from the living room
- ✓ **A large outdoor pool and an additional auxiliary building**

Don't miss this chance to invest in a **prime location** with **great potential** for comfortable living or profitable rental income!

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 €

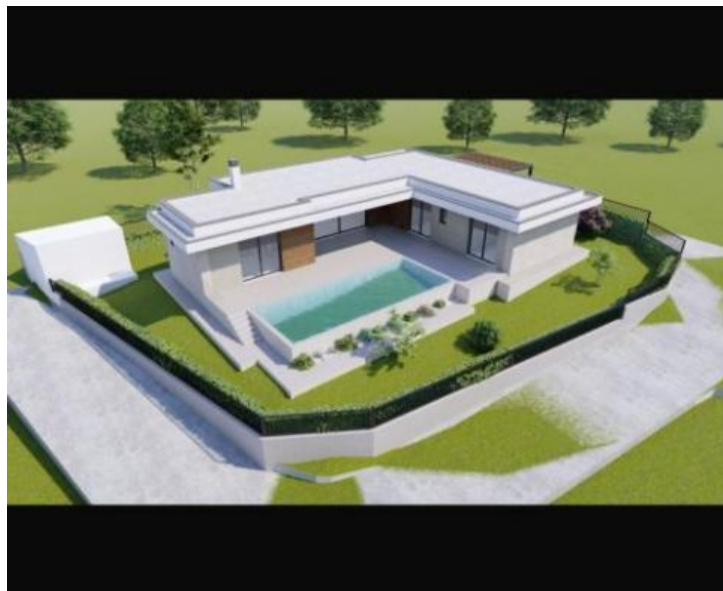
Median price/m² of this type
in this region:
185 €

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

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

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