

# Land plot

## Ližnjan, Istria



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

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Building plot of 1100 m<sup>2</sup> 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 1,100m<sup>2</sup>. 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 300m<sup>2</sup> 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 m<sup>2</sup>:  
0 €

Average price/m<sup>2</sup> of this type  
in this region:  
291 €

Median price/m<sup>2</sup> of this type  
in this region:  
187 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
272 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
187 €



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