

# Land plot

Galižana, Vodnjan, Istria



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<b>Ref</b>	RE-U-36902
<b>Type</b>	Land plot
<b>Region</b>	Istria > Pula
<b>Location</b>	Galižana, Vodnjan
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	4000 m
<b>Floorspace</b>	759 sqm
<b>Price</b>	€ 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 m<sup>2</sup>**, 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 m<sup>2</sup>**, 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 m<sup>2</sup>**, 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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### Property advantages:

Swimming pool  
Urbanized  
Building permit  
Modern

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Price per m<sup>2</sup>:  
0 €

Average price/m<sup>2</sup> of this type  
in this region:  
270 €

Median price/m<sup>2</sup> of this type  
in this region:  
193 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
267 €

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

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