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| Code : | 01504 |
| Location : | Vižinada |
| Building size : | 0 m2 |
| Lot size : | 564 m2 |
| Distance from center : | 4000 m |
| Distance from sea : | 19000 m |

Price : 75.000 €

Vižinada - building plot,

Building plot for sale with a valid building permit for the construction of a family house in a small village in the Municipality of Vižinada.

The planned building is part of a semi-detached house and on one side it touches the building on the neighboring plot, but it is on an independent cadastral plot and has its own building permit and can be built independently of the neighboring building.

The designed building has a net area of

272.53 m² + 44.66 m² of swimming pool and two covered terraces with a summer kitchen on the ground floor. The project is planned with a living room, four bedrooms, a gym, a wellness room on the second floor and a swimming pool.

The picture shows the plot for sale on the right. The seller is also the owner of the neighboring plot, which is also for sale.

The designed building meets the criteria for 4* categorization and is designed to enable an extension of the tourist season due to the wellness offer with a sauna and jacuzzi on the second floor from which there is a fantastic view of Motovun.

The final building permit was obtained before the urban plan of the Vižinada municipality was changed. According to the current plan, the construction of a second floor is no longer possible. On the edge of the plot for sale is a HEP box with an electricity connection and a manhole with a water meter. The sewage system runs along the asphalted street.

The plot is on the edge of the construction area and has an unobstructed view of agricultural land. The view extends to the Učka and Ćićarija mountains.

The utility contribution in the amount of 7,500.00 euros has been paid and is included in the final price. The owner is a natural person.