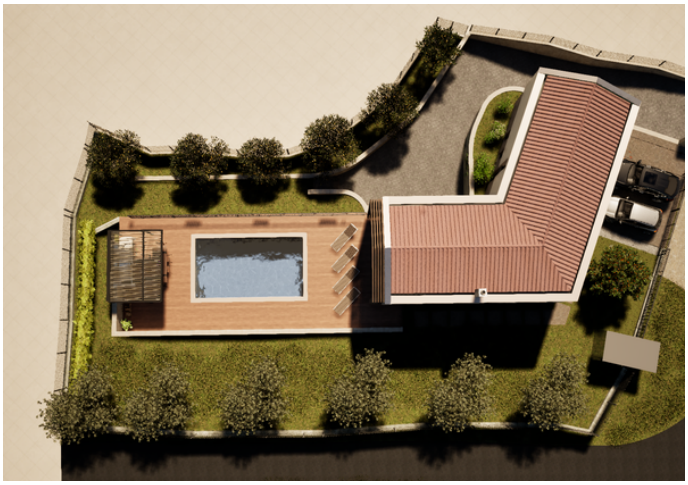
ID: 3099

BUILDING LAND WITH AN OBTAINED BUILDING PERMIT

Buzet

59,000 €
70 €/m^2







Hum is located in the heart of Istria, known as the smallest town in the world, with a rich history, authentic Istrian atmosphere and an exceptionally peaceful atmosphere. Administratively it belongs to the city of Buzet, and is surrounded by untouched nature, vineyards and hills, which makes it an ideal place to live, vacation or invest.

Building land with a construction project is for sale, located in an attractive location near greenery with a total area of 848 m2. The land offers an excellent opportunity to build a residential or tourist facility in an authentic location in a modern style. The land is located directly next to an asphalt road, which allows easy and quick access. Modern family house

with a valid building permit - ready for construction. An attractive project of a modern family house with a well-thought-out layout and high construction standards is for sale. The conceptual and main projects have been developed and fully paid for, all infrastructure (electricity, water, telephone) is on the site, and the building permit is valid from 09/2025. with paid utility contributions. The investor can start construction immediately.

Layout and square footage (net):
Ground floor – 75.62 m²
Entrance area, guest bathroom, laundry/wardrobe, hallway, storage room, staircase and spacious open space living room with kitchen and dining room.
First floor – 70.30 m² net usable area

Master bedroom with dressing room and bathroom, additional dressing room, bathroom and two bedrooms.
Open spaces (terraces)
Main terrace: 9.27 m²
Room terrace: 2.53 m²
Total terrace area: 11.84 m²
Total square footage (closed + open): 82.14 m²

Basement – 53.35 m²
Garage (polished concrete), entrance area (ceramics) and engine room/pool equipment.
Total net area of closed spaces: 199.27 m²

A property ideal for family life or as an investment, with an emphasis on functionality, airiness and a modern concept of living.
The surroundings offer peace, privacy and an authentic Istrian atmosphere, while at the same time being well connected to Buzet and the rest of Istria. The property is ideal for building a family home, holiday home or investment project.

FOR ALL ADDITIONAL INFORMATION AND VIEWING, PLEASE FEEL FREE TO CONTACT ME;

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Assistant in mediation

Summary

LOCATION	Buzet	PROPERTY ID	3099
PRICE	59,000 €	TYPE	Land
LAND TYPE	FOR BUILDING	AREA	848 M²
ORIENTATION	SOUTHWEST	VIEW AT	GREENERY
NUMBER OF FLOORS	-	ACCESS ROAD	-

DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
OWNERSHIP TYPE	ORDERLY	CERTIFICATE OF OWNERSHIP	YES
LOCATION PERMIT	-	BUILDING PERMIT	YES

ID: 3099

Extra features

- Access road

Infrastructure

- Electricity

View original listing