ID: 3547

SALE BUILDING LAND VALTURA LIŽNJAN WITH AGRICULTURAL BUILDING

Valtura, Ližnjan

197,000 €
98 €/m²







Valtura is a peaceful village in the Municipality of Ližnjan, located in the hinterland of southern Istria, with good connections to Pula, Ližnjan, Medulin and the surrounding settlements. It is an attractive location for those seeking a quieter residential environment while remaining well connected to the urban and tourist amenities of southern Istria. Valtura has a local primary school, while the important archaeological site of Nesactium is located nearby.

For sale is building land with a total area of 2,012 m², consisting of several cadastral plots with clear ownership title. Particularly noteworthy are two separate, regularly shaped building plots

measuring 910 m² and 765 m², which offer interesting potential for future development due to their size and configuration.

The property also includes an existing barn, forming part of a row of buildings and connected to the neighbouring property. The building is currently not connected to electricity or water, but it has a valid occupancy permit.

Next to the building there is also a 3.5 m³ BIO septic tank, to which the barn is not currently connected. The property has proper access via an approximately 4.50 m wide access road, while the necessary infrastructure is located in the immediate vicinity, along the main road.

Thanks to its total area, separate building plots and existing legal structure, the property offers several possibilities for future use.

Subject to the applicable spatial planning and building regulations, the property may be suitable for the construction of a family home, a holiday home or the development of a larger residential or investment project. The combination of 2,012 m² of building land, two larger separate plots, clear ownership title, an occupancy permit for the existing building, proper access and nearby infrastructure makes this property particularly interesting for buyers looking not only for land, but for a location with potential for phased or long-term development.

FOR ALL ADDITIONAL INFORMATION:

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Summary

LOCATION	Valtura, Ližnjan	PROPERTY ID	3547
PRICE	197,000 €	TYPE	Land
LAND TYPE	FOR BUILDING	AREA	2,012 M²
ORIENTATION	-	VIEW AT	GREENERY AND RESIDENTIAL AREA
NUMBER OF FLOORS	-	ACCESS ROAD	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
OWNERSHIP TYPE	ORDERLY	CERTIFICATE OF OWNERSHIP	YES
LOCATION PERMIT	-	BUILDING PERMIT	-

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Extra features

- Access road

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