

## ISTRA, BARBAN - Građevinsko zemljište s predanim zahtjevom za izgradnju moderne vile, Barban, Land



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, BARBAN - Građevinsko zemljište s predanim zahtjevom za izgradnju moderne vile
Property for:	Sale
Land type:	Building lot
Property area:	763 m <sup>2</sup>
Price:	106,000.00 €
Updated:	Oct 18, 2024

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Barban
City area:	Barban
ZIP code:	52207



### Permits

Location permit:	yes
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### Description

Description:	<p>ISTRIA, BARBAN - Building plot located in a quiet location, on which a building permit application has been submitted for the construction of a detached modern and luxurious villa. We proudly present this excellent opportunity for all those who are looking for land in order to build a family home or real estate with which they want to ensure a return on their investment in the form of tourism or later resale. It is a high-quality building plot, which consists of a total of 763m<sup>2</sup>. It is rectangular in shape, and therefore maximally usable. The owners of the land have currently submitted an application for the construction of a detached modern and highly luxurious villa, which consists of approximately 280m<sup>2</sup> NET area, and which is divided into two floors, ground floor and first floor. The ground floor of the villa is planned to consist of an "open space" living area with a living room, kitchen and dining room. Then, the first bedroom with its own bathroom and a guest toilet, as well as an entrance hall with a wardrobe area, would be located on the ground floor. An internal staircase leads to the first floor of the villa, where there are 3 additional bedrooms, one of which is the master bedroom. Each bedroom would have its own bathroom, as well as access to a partially covered terrace with a wonderful view of the hilly landscape. Of course, the villa also includes a swimming pool measuring 4.30m x 11.25m, with a larger covered</p>
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terrace where seating and entertainment space are planned. Land dimensions: \* Width: 24.21m \* Length: 37.61m ADDITIONAL INFORMATION: \* Ownership is neat, 1/1 owner, no encumbrances. \* Possibility of building a holiday villa or a family house. \* Obligation of the distance between the building and the border of the plot is 4m \* Buildability 30% \* Obligation of pitched roof. \* Infrastructure on the land. \* There is a possibility of buying an additional 3 pieces of land + another land on which a request for the construction of an identical villa has been submitted. For any additional questions, necessary information or wish to organize an appointment for viewing the land, inspecting the documentation and viewing the location, please feel free to contact us! Dear clients, the agency commission is charged in accordance with the General Business Conditions  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 32183

### Additional contact info

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