

Istra Roč kamena starina sa okućnicom!, Buzet, House



Seller Info

Name: Camelia Real Estate
First Name: Camelia
Last Name: Real Estate
Company Name: Camelia Real Estate d.o.o.
Service Type: Selling and renting
Website: <https://www.camelia.hr>
Country: Croatia
Region: Primorsko-goranska županija
City: Opatija
City area: Opatija
ZIP code: 51410
Address: Ulica Maršala Tita 139
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About us:

Camelia real estate d.o.o. offers a large selection of carefully selected properties in Opatija, the Opatija Riviera, Istria and Gorski Kotar; from elite villas, exclusive apartments, perfectly positioned houses and apartments by the sea, to attractive plots of land, which are a great investment potential.

Our offer includes penthouses and luxury apartments in new buildings with panoramic views and accompanying amenities and infrastructure, villas with swimming pools and landscaped gardens, and various plots of land with potential.

Our experienced agents with a license will help you in the entire process of buying and selling, from consultation to actual realization with a whole team of legal experts, architects, interior designers.

Reg No.: 102/2018

Listing details

Common

Title:	Istra Roč kamena starina sa okućnicom!
Property for:	Sale
House type:	detached
Property area:	100 m ²
Lot Size:	800 m ²
Number of Floors:	1
Bedrooms:	4
Price:	60,000.00 €
Updated:	Nov 09, 2024

Condition

Built: 1900

Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Buzet
City area:	Roč
ZIP code:	52420

Permits

Ownership certificate: yes

Additional information

Energy efficiency: In preparation



Parking

Number of parking spaces: 2

Description

Description: Istria Croatia, 3.524 sqm building plot with building permit in Istrian village Paoletti! Paoletti/Pavletići is a small village in central Istria, in vicinity of historic towns Roč, Hum (known as "the smallest town in the world") and Buzet and just 25 min. drive from renowned "Croatian touristic pearl" Opatija. All major Istrian

seaside cities (Poreč, Rovinj, Novigrad, Umag, Pula, Rijeka etc. are within max 45 min drive. Location is served by three international airports- Rijeka and Pula (Croatia), and Trieste (Italy) all within 50-100 km distance, with two additional international airports in Venice and Zagreb (200 km) The property comprises of two adjacent plots, sold together (original single plot was split when building permit was submitted for the first villa, with additional villas planned in the future on the remaining plot) - a total of 3524 square meters (sqm) of building land with building permit. For the smaller plot (approx. 900 sqm in size) a project for a residential/rental villa has been submitted and approved, all communal taxes have been paid by the owners and building permit has been issued allowing the new owners to start with construction in a short time. Adjacent larger plot (approx. 2600 sqm) can fit up to three similar sized villas for which building projects can be submitted and building permits can be obtained relatively fast because the owners initially ceded 100 + sqm of the original plot sizes for the mandatory 5,5 m wide access road (done simultaneously for both building plots) - a lengthy process that took more than two years to complete. finally, the plots can accommodate up to four residential or rental villas (with each plot just under 900 sqm in size), which is an attractive opportunity for people seeking a beautiful Istrian countryside vibe in proximity to Adriatic coastline or investors looking for a sought-after location with good return of investment project. ID CODE: 543

Additional contact info

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