

ISTRIA ADRIA

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Code :	13947
Location :	Vižinada
Lot size :	564 m2
Garden size :	0.00 m2
Energy efficiency :	Not specified

Price : 75.000 €

For sale is a building plot in the municipality of Vižinada, with a valid building permit for the construction of a luxury family house with a pool and wellness facilities.

The designed modern house has a net area of 272.53 m², with a pool area of 44.66 m² and two covered terraces with a summer kitchen on the ground floor. The house is planned to have a spacious living room, four bedrooms, a gym, and a wellness area (sauna and jacuzzi) on the second floor, from which there is a fantastic panoramic view of Motovun.

The property is part of a semi-detached house, touching one side of the neighboring building, but it is located on an independent cadastral parcel, has its own building permit, and can be constructed independently of the neighboring property.

The project meets the criteria for a 4★ categorization and is designed to extend the tourist season thanks to the wellness facilities. It is important to emphasize that the building permit was obtained before the amendment of the urban planning scheme, according to which the construction of a second floor is no longer permitted, making this property an extremely valuable investment.

Infrastructure:

- Electricity connection (HEP cabinet at the edge of the plot)
- Water connection (manhole with water meter)
- Sewage runs along the paved street
- Utility contribution paid

The plot is located on the edge of the building area, with an open view of agricultural land, the Učka and Čićarija mountains, in a quiet and natural environment.

For more information,