ID: 2120

SPACIOUS BUILDING LAND WITH A CONSTRUCTION FEASIBILITY ANALYSIS

Barban

185,000 €
55 €/m²







Barban is a small, historic town located in central Istria, known for its medieval walls, tradition and cultural events. The most famous event in Barban is the Ring Race, a knightly competition that has been held since the 17th century. Surrounded by beautiful hills and untouched nature, Ba8rban offers a peaceful environment for those who want to enjoy the history, local gastronomy and tradition of Istria, far from the hustle and bustle of modern life.

This building plot of 3352 m² allows for the construction of a family house or multi-apartment building with 3 to 6 functional units, with mandatory parking for each unit. The land must have an area of at least 500 m², with a distance of 4 m from the plot boundary and 5 m from

the regulatory direction. A maximum of three above-ground floors, including the ground floor, are allowed, with a height to the cornice of 7.5 m for family houses, or 9 m for multi-residential buildings. It is possible to build auxiliary buildings such as garages and swimming pools, and the roof can be flat or slightly sloped up to 30%. Access to the land is currently limited, as it crosses a road that is outside the construction area and requires expansion and reconstruction in accordance with the spatial plan. Connections for water, drainage and electricity should also be provided before construction.

This building plot offers an excellent development opportunity in a peaceful setting with plenty of privacy. Considering the size of 3352 m² and its cleanliness, it is ideal for the construction of residential or tourist facilities. The location allows you to enjoy nature and peace, and at the same time it is close enough to the main roads and amenities in Istria. This property offers exceptional potential for those looking for a peaceful oasis or looking to invest in future development.

FOR ALL OTHER INFORMATION, CALL:

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Summary

LOCATION	Barban	PROPERTY ID	2120
PRICE	185,000 €	TYPE	Land
LAND TYPE	FOR BUILDING	AREA	3,352 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	-

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Extra features

- Access road

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