ID: 3548

FOR SALE AGRICULTURAL BUILDING WITH BUILDING LAND VALTURA LIŽNJAN

Valtura, Ližnjan

197,000 €
2,189 €/m²







Valtura is a peaceful village in the Municipality of Ližnjan, situated in the hinterland of southern Istria and well connected to Pula, Ližnjan, Medulin and the surrounding settlements. The location offers a quieter environment while still providing relatively quick access to the urban, tourist and everyday amenities of southern Istria. Valtura has a local primary school, while the significant archaeological site of Nesactium is located nearby.

For sale is a property comprising an existing agricultural building – a barn with an occupancy permit, together with building land with a total area of 2,012 m², distributed across several cadastral plots with clear 1/1 ownership.

According to the occupancy permit, the structure is registered as a building for agricultural/ economic use, with approximate ground-plan dimensions of 13.00 x 6.50 m. It is a semi-detached single-storey building with an attic, with an approximate eaves height of 4.95 m, measured from the lower level of the landscaped terrain.

The building forms part of a row and is attached to the neighbouring property. It currently has no electricity or water connections, while the necessary infrastructure is located in the immediate vicinity along the main road.

Next to the building there is also a BIO septic tank with a capacity of 3.5 m^3, to which the barn is currently not connected. The property has proper access via an approximately 4.50 m wide access road.

A particular advantage of this property is the building land located alongside the existing structure. Within the total area, two separate, regularly shaped building plots measuring 910 m^2 and 765 m^2 stand out. This configuration offers the future owner several possible development options, ranging from the use and adaptation of the existing agricultural building within its permitted use to the development of the separate building plots in accordance with the applicable spatial planning regulations.

The existing legal structure may be particularly suitable for a buyer requiring agricultural, storage or another appropriate type of space, while the surrounding building land provides additional potential for future development.

The combination of an existing building with an occupancy permit, 2,012 m^2 of building land, two larger separate building plots, clear ownership, proper access and nearby infrastructure makes this property an interesting long-term investment. It may be particularly suitable for a buyer seeking a property with an existing legal structure while also requiring sufficient land for future development, phased project implementation or a combination of private use and investment.

FOR ALL ADDITIONAL INFORMATION:

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Summary

LOCATION	Valtura, Ližnjan	PROPERTY ID	3548
PRICE	197,000 €	TYPE	House
	90 m^2		2,012 m^2

AREA		GARDEN AREA	
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	South	NUMBER OF FLOORS	-
ROOMS	2	BEDROOMS	1
BATHROOMS	-	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	4
POOL	-	VIEW AT	Greenery and residential area
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	-	JOINERY	Wooden, Very bad
WALLS MATERIAL	Stone	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	Very bad	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

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Extra features

- Access road
- Yard

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