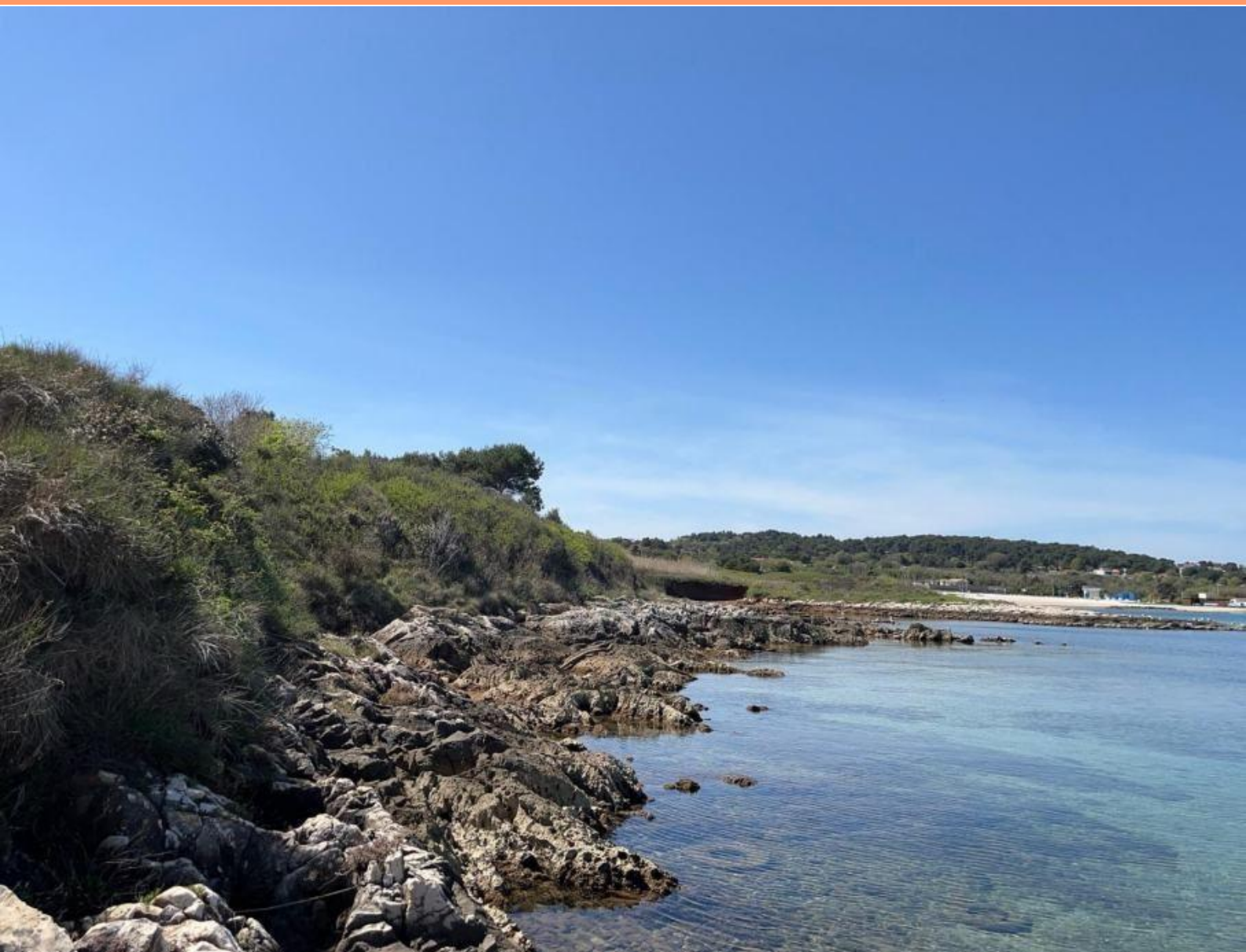


# Land plot

## Ližnjan, Istria



<b>Ref</b>	RE-U-31240
<b>Type</b>	Land plot
<b>Region</b>	Istria > Pula
<b>Location</b>	Ližnjan
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	10 m
<b>Plot size</b>	12000 sqm
<b>Price</b>	Price upon request

# Land plot

## Ližnjan, Istria



Unique land plot on the first line to the sea in Liznjan - T2 building zone!

This beautiful terrain of 12000 sq.m. (over 1 ha), situated in an extraordinary location, offers a building plot for tourist use T2 - tourist village (tourist villas and apartments).

Positioned in the first row to the sea, it guarantees spectacular views from all points on the property. The land is partially cleared, flat, and ready for development.

Infrastructure development is in progress, with permits being obtained for the construction of roads and accompanying communal infrastructure, including stormwater drainage, public lighting, and electrical communication networks.

This incredible plot provides an outstanding opportunity for the development of a tourist facility or luxury villas by the sea. Its exceptional location allows for a unique experience of the Istrian coast and the crystal-clear Adriatic Sea. It is ideal for investors or individuals seeking the perfect vacation spot or a business project in the tourism sector. With nearby infrastructure, construction is facilitated, enabling a quick start to project realization.

Access is via a well-maintained macadam road. The property has clear ownership and is unencumbered.

Due to its microlocation and configuration, this spacious plot offers exceptional investment potential.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

# Land plot

## Ližnjan, Istria



Average price/m<sup>2</sup> of this type  
in this region:  
564 €

Median price/m<sup>2</sup> of this type  
in this region:  
296 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
361 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
250 €

# Land plot

## Ližnjan, Istria





# Land plot

## Ližnjan, Istria

