

# Land plot

## Umag, Istria



<b>Ref</b>	RE-U-30135
<b>Type</b>	Land plot
<b>Region</b>	Istria > Umag
<b>Location</b>	Umag
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	3500 m
<b>Plot size</b>	899 sqm
<b>Price</b>	€ 187 000

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Near the town of Umag, a building plot is for sale, cca. 3,5 km from the sea.

The land of 899 sq.m. is located in a peaceful settlement on the edge of a construction area, surrounded by nature, family homes, and vacation houses. According to spatial planning documentation, the land is situated in an undeveloped part of the construction area of the settlement.

The cadastral plot is of a regular rectangular shape, the terrain is flat and cleared, accessible by an asphalt road, and water, electricity, and telephone connections are located next to the land.

Due to its micro-location, configuration, orderly ownership, and documentation, this land offers an exceptional opportunity for building a family home or a vacation house.

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.

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Price per m<sup>2</sup>:  
208 €

Average price/m<sup>2</sup> of this type  
in this region:  
195 €

Median price/m<sup>2</sup> of this type  
in this region:  
139 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
267 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
180 €

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