

# Land plot

## Savudrija, Umag, Istria



<b>Ref</b>	RE-U-32812
<b>Type</b>	Land plot
<b>Region</b>	Istria > Umag
<b>Location</b>	Savudrija, Umag
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	500 m
<b>Plot size</b>	3700 sqm
<b>Price</b>	€ 750 000

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Building land in Savudrija, Umag, 500 meters from the sea!

For sale is a 3,700 m<sup>2</sup> building plot ideal for residential and commercial development, located in a beautiful and sought-after area.

A key advantage of this plot is its high development potential, with a gross buildable area of up to 3,000 m<sup>2</sup>. The targeted utilization can be achieved by constructing two semi-detached buildings with a total of 22 separate units, which, given the zoning, can be used for residential and/or commercial purposes. There is already a conceptual plan available for this project.

An additional benefit is that the mentioned buildability applies only to the current construction zone. There is also a portion of the plot that has the potential to be reclassified as a building zone, allowing for the construction of an additional 11 units or 1,500 m<sup>2</sup> footprint if the initial development is completed.

All infrastructure is available on the site, with access from an asphalt road.

This plot is an excellent opportunity for investors and is located close to all necessary amenities.

Clear ownership, free of encumbrances.

All documentation will be available for the buyer's review.

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>:  
203 €

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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