

Land plot

Vižinada, Istria



Ref	RE-U-33082
Type	Land plot
Region	Istria › Porec
Location	Vižinada
Front line	No
Sea view	No
Distance to sea	13000 m
Plot size	2850 sqm
Price	€ 140 000

Complex of construction and agricultural land in the center of Vizinada!

Vižinada, a quaint village nestled in the heart of western Istria, has long captivated the eye with its picturesque charm, so much so that it has served as the setting for renowned films of global acclaim. The village's allure is immortalized in the scenes of one of Hollywood's finest war films of the 1970s, *Gold for the Brave*, where the legendary Clint Eastwood brought the story to life against its timeless backdrop. The streets of Vižinada stand ever ready to welcome the wayward traveler, offering up history and marvels that few towns could ever hope to rival.

In the very center of this storied village lies a most enchanting plot of land, now offered for sale. Spanning 2,850 square meters, this parcel is a treasure divided—1,138 square meters designated for construction, with the remainder set aside for agricultural endeavors. The land itself, meticulously cleared and maintained, boasts a regular shape and sits in a most desirable location. Access is conveniently afforded from the public thoroughfare, while the essential utilities of electricity, water, and sewage lie in close proximity, promising ease of development.

Given its impeccable location, this plot stands as an ideal canvas for the creation of a holiday retreat, beckoning those with the vision to craft a haven amidst the enduring beauty of Vižinada.

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 m²:
49 €

Average price/m² of this type
in this region:
215 €

Median price/m² of this type
in this region:
187 €

Average price/m² of this type
in Croatia:
268 €

Median price/m² of this type
in Croatia:
180 €

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