

Land plot

Mutvoran, Marčana, Istria



Ref	RE-U-33538
Type	Land plot
Region	Istria > Pula
Location	Mutvoran, Marčana
Front line	No
Sea view	No
Distance to sea	7000 m
Plot size	9156 sqm
Price	€ 240 000

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In the vicinity of Krnica, 7 km from the sea, nestled in a smaller settlement, lies a stunning plot of land measuring 9,156 m², offering panoramic views of lush greenery and the surrounding nature.

The land, which is in a regular shape, consists of four interconnected parcels:

1. 6,024 m²
2. 881 m²
3. 880 m²
4. 1,371 m²

Out of the total area, 1,371 m² is designated as building land, while the remainder is classified as agricultural land.

The building portion is located along an asphalt road and already has a water connection in place. Electricity is available just 15 meters away, and the land has convenient access via the asphalted road.

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:
26 €

Average price/m² of this type
in this region:
291 €

Median price/m² of this type
in this region:
185 €

Average price/m² of this type
in Croatia:
266 €

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

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