

Land plot

Zelena Laguna, Istria



Ref	RE-AB-ZL
Type	Land plot
Region	Istria > Porec
Location	Zelena Laguna
Front line	No
Sea view	No
Distance to sea	300 m
Plot size	27494 sqm
Price	€ 10 000 000

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Grand land plot of almost 3 hectares of land in super-popular tourist cluster of Zelena Laguna near Poreč! Land is located 300 meters from the beach, within surrounding of luxury hotels and outstanding sport facilities, including new Sport centre, multiple tennis terrains, horse riding trails.

The vicinity of the town of Poreč and its long tradition of tourism industry give the area a special distinctiveness. Good road traffic connections (close to the Istrian „Y“ road- Istrian highway) and the proximity of the airport of Pula, make Poreč and its surroundings one of the top tourist destinations in the region. Being in close proximity to tourist infrastructure – beaches, tennis courts, football and golf fields, the largest aqua park in Croatia, the land is at the same time located very privately on a separate hill with wonderful views over the sea and neighboring green hills.

The total area of land is 27494 sq.m.

Most of the land is in R1-R2 zone complemented by core part of T1-T2 zone, for which the project of apart-hotel had been made, with location permit received and detailed project drafted.

Based on the land category, the one can build any type: „Boutique-Hotel“, Family Hotel, Apart-Hotel, Feriendorf, or Holiday apartments. Maximal allowed capacity = ca. 250 beds + additional beds.

Altogether 4 buildings can be erected: The main building (“HOTEL”; with hotel rooms suits and/or holiday apartments) has to have minimum 126 beds (plus additional beds). And three additional smaller buildings (“DEPANDANSE”; villas and/or holiday apartments) with capacity 124 beds (plus additional beds).

Documentation for building permit had not been submitted yet, but all the infrastructure is prepared and brought to land: roads, water, sewage, electricity. Construction can be started right after Building permit receipt.

There is a possibility (option) to allocate neighboring plots, that is, a total area of approximately 60,000 m2, with urban plan definition “sport - recreational purposes” for the zone. This plots are the property of the Republic of Croatia and would be made available on a rent basis.

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:
364 €

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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