

# Land plot

## Buje, Istria



|                        |               |
|------------------------|---------------|
| <b>Ref</b>             | RE-AB-P-118   |
| <b>Type</b>            | Land plot     |
| <b>Region</b>          | Istria > Umag |
| <b>Location</b>        | Buje          |
| <b>Front line</b>      | No            |
| <b>Sea view</b>        | Yes           |
| <b>Distance to sea</b> | 20000 m       |
| <b>Plot size</b>       | 10000 sqm     |
| <b>Price</b>           | € 1 200 000   |

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BUJE - NORTHWEST ISTRIA - PROPERTY 10.000 sq.m.( OPTIONAL 200.000 sq.m. )

It is a complex of old stone houses and land of approx. 10,000 square meters , practically the whole old small village, isolated on a hill near Buje. Wonderful distant panoramic sea view.

The houses are in a dilapidated condition, so this property is for sale as a complex, where it is possible to reconstruct existing stone houses and build one or more new houses - villas.

The construction part of the property is about 5.700 square meters.

All around this property is another 20-25 hectares in ownership of Republic Croatia and just few private persons and it is possible to consolidate land around in next few months.

The specialty and greatest value of the property lies in the isolation from the other estates, the absolute privacy of the future owner and the dominant position on the hill with a clear view of the sea and the surrounding area, Alps and of almost 360 degrees.

High potential for construction:

1. of several luxury villas for sale or for rent
2. of a single private luxury villa, depending on investor preferences.
3. the surrounding land is perfect for vineyards and olives...this area is most famous for vine and olive oil...

The city of Buje is only 4 km away, 10 km highway, Pula airport 75 km, Portorož airport 20 km, Trieste 40 km, Venice 200 km, Ljubljana airport 145 km.

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>:  
120 €

Average price/m<sup>2</sup> of this type  
in this region:  
204 €

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

Average price/m<sup>2</sup> of this type  
in Croatia:  
268 €

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



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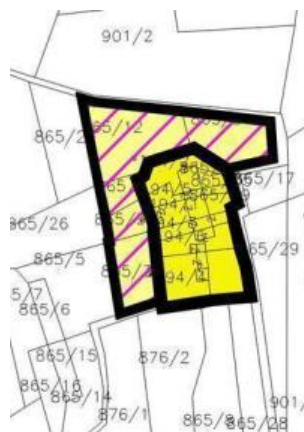


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## Real Estate in Croatia



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