

# Land plot

## Umag, Istria



<b>Ref</b>	RE-U-5049
<b>Type</b>	Land plot
<b>Region</b>	Istria > Umag
<b>Location</b>	Umag
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	500 m
<b>Plot size</b>	21783 sqm
<b>Price</b>	€ 2 260 000

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The building plot with a total area of 21 783 m<sup>2</sup> in T2 zone just 500 meters from the sea and beaches.

The construction of buildings 7.5 m high - P + 1 is allowed. The building factor is 25%.

The land is flat and of regular shape, and consists of several plots of different areas, so it is possible to buy smaller parts as well as larger parts, since many owners of neighboring plots also sell their land. There is also the possibility of buying land that belongs to the T3 zone of the Development Plan. There are two residential buildings on the two mentioned plots, and if the buyer decides to buy these plots, the buildings are additionally charged according to the agreement.

The land is located near famous Stella Maris Resort. It is a place with many shaded beaches and apartments, and close to the best tennis facilities in all of Croatia worthy of ATP tennis players.

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>:  
104 €

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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