

Land plot

Umag, Istria



Ref	RE-AB-INV2-L
Type	Land plot
Region	Istria > Umag
Location	Umag
Front line	No
Sea view	No
Distance to sea	3000 m
Floorspace	17500 sqm
Plot size	10000 sqm
Price	€ 1 200 000

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Fantastic investment project with aristocratic castle in the core!

Building land with castle from 11th century is 10,000 m² (1 hectare of land).

It is a monument of great historical significance, connected with the name of one of the most outstanding Venice nobility families.

Project is located between quiet vineyards 2 km from the highway Trieste/Koper/Pula, 3 km from the beach and in the triangle between Buje, Brtonigla and Umag.

There are also great possibilities for further development:

Possibility of construction on 17,500 m²: 5***** star HOTEL, luxury apartment complex, nursing home or 12 villas with pools.

Existing infrastructure available (electricity, water and road). Presently, it is perfect combination of urbanized and farm land which opens multiple opportunities for further development.

It is a highly attractive investment area just a few km from Kempinski 5***** resort, Petram 5***** star project. Beautiful towns of Groznjan, Motovun, Brtonigla, Umag, Novigrad are also within a short reach from the project.

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:
120 €

Average price/m² of this type
in this region:
195 €

Median price/m² of this type
in this region:
139 €

Average price/m² of this type
in Croatia:
267 €

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

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