

Investment project

Motovun, Istria



Ref	RE-AB-Kaldura
Type	Investment project
Region	Istria > Umag
Location	Motovun
Front line	No
Sea view	No
Distance to sea	20000 m
Floorspace	350 sqm
Plot size	17968 sqm
Price	€ 1 700 000

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Unique investment property in Motovun area (Kaldura) which is booming from the point of view of clients demand!

It is a stone house of approx. 350 m², which the owner built independently with a couple of friends, for the needs of the family. Everything was done with exceptional quality and meticulousness, the outer walls are, for example, 60 cm thick.

The interior is in Roh-bau condition, so the new investor can arrange it according to his wishes. Next to the house there is a smaller building that has been converted into a tavern for socializing with a fireplace and another stone ruin that can be reconstructed into a building.

Apart from the plots on which there are already three buildings, the whole land is construction land (about 3,500 m²). There is a possibility to make three luxury villas.

Around the property there is agro land of 17968 sq.m. of which 13831 sq.m. are in ownership and 4137 sq.m. are leased from Republic of Croatia.

Property is composed of multiple cadastre units.

The price of the real estate is EUR 1,700,000.00, the owner would pave and asphalt the access road at that price, which is currently a little potholed, and it is possible that it could be agreed with the owner that the price in question would include the acquisition of ownership of plots owned by the Republic of Croatia which are currently leased.

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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