

Land plot

Rakalj, Marčana, Istria



Ref	RE-U-2544
Type	Land plot
Region	Istria > Pula
Location	Rakalj, Marčana
Front line	No
Sea view	Yes
Plot size	62000 sqm
Price	€ 1 250 000

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Large terrain in Rakalj (Marcana) in Pula county!
Total surface is 62000 sq.m.

Land for sale for the realization of an attractive project of mixed tourist usage on an area of 60,000 m², of which 40,000 m² is urbanized and 20,000 m² is unurbanized.

The total surface area of the land is combined into a single entity for the construction of villas, hotels, sports fields and various related facilities.

According to the local urban development plan, the construction of up to twenty independent buildings (villas with swimming pools) plus one central building with sixteen beds, a restaurant and various other facilities is foreseen.

The idea for the development of the project is based on the idea of an integrated hotel, which can provide potential guests with a unique vacation and top service in one location.

The land is located in the immediate vicinity of Raška Bay.

A good opportunity for investors who are engaged in the construction of hotels / boutique hotels / apartments / houses - villas for rent with a swimming pool.

There is a perfect sample of realized complex of this kind - remodelled and modernized Stancija Meneghetti near Bale.

You are welcome to visit it to see what a beauty can be done in Istria hinterland.

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:
20 €

Average price/m² of this type
in this region:
291 €

Median price/m² of this type
in this region:
185 €

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

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

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