

# Land plot

## Banjole, Medulin, Istria



<b>Ref</b>	RE-U-2573
<b>Type</b>	Land plot
<b>Region</b>	Istria › Pula
<b>Location</b>	Banjole, Medulin
<b>Front line</b>	No
<b>Distance to sea</b>	500 m
<b>Plot size</b>	6555 sqm
<b>Price</b>	€ 1 361 000

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Urban land of 6555m<sup>2</sup> is located in Banjole, Medulin municipality, approx. 500m from the sea.

It is a building plot for catering and tourist purposes.

The terrain has a regular and flat shape, convenient for construction.

There is a UPU for the mentioned land that was recently created. The field is located in a quiet and peaceful position and right next to the paved road. All utilities to the field. Land is cleaned and ready for construction.

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

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>:  
208 €

Average price/m<sup>2</sup> of this type  
in this region:  
292 €

Median price/m<sup>2</sup> of this type  
in this region:  
187 €

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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