

Land plot

Gračišće, Istria



Ref	RE-U-28446
Type	Land plot
Region	Istria › Rabac-Labin
Location	Gračišće
Front line	No
Sea view	No
Distance to sea	27000 m
Floorspace	2000 sqm
No. of bedrooms	4

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No. of bathrooms

4

Price

€ 195 000

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Land plot in Gračišće, with building permit for villa and started construction.
It is located between Labin and Pazin.
Total area of land is 2000 sq.m.

A spacious plot of relatively regular shape is situated on the outskirts of a charming settlement with access from an asphalt road.
Construction has commenced on the land based on a building permit for a residential building with a net area of 267.35 m² and an auxiliary structure; a 35 m² swimming pool is also included in the plan.
The design features a two-story house with a modern, timeless design, housing a single residential unit spanning the basement and ground floor, catering to high accommodation standards.

Currently, the basement with an area of 73.62 m², a septic tank, and a significant portion of a stone boundary wall have been constructed.
Electricity and water connections, as well as main sewage and stormwater drains, have been implemented in the built section of the property. The electrical panel and water well are already in place on the premises.
The remaining green area has been cultivated as an orchard.

This expansive plot, providing privacy and tranquility, presents an ideal opportunity for constructing a family home or a vacation residence.

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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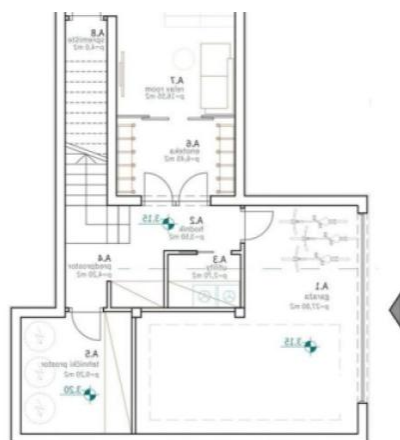
Gračić, Istria



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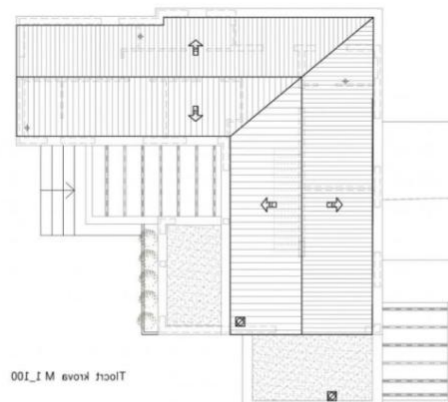
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UKUPNO	PODRUM								
A 8	spizornice	keramika	1.00	1.0	ms	1.0	1.0	4.00	ms
A 7	relax room	keramika	18.82	1.0	ms	1.0	1.0	18.82	ms
A 6	snokoteka	keramika	8.45	1.0	ms	1.0	1.0	8.45	ms
A 5	terasični prostor	keramika	9.50	1.0	ms	1.0	1.0	9.50	ms
A 4	predprostor	keramika	4.50	1.0	ms	1.0	1.0	4.50	ms
A 23	plivaonica	keramika	11.40	1.0	ms	1.0	1.0	11.40	ms
A 22	dnevni boravak	keramika	51.42	1.0	ms	1.0	1.0	51.42	ms
A 21	noćni boravak	keramika	50.90	0.50	ms	0.50	0.50	25.45	ms
A 20	predprostor	keramika	8.15	1.0	ms	1.0	1.0	8.15	ms
A 19	kućnonica	keramika	4.50	1.0	ms	1.0	1.0	4.50	ms
A 18	master bedroom	keramika	17.0	1.0	ms	1.0	1.0	17.0	ms
A 17	nativni ulaz	keramika	3.90	1.0	ms	1.0	1.0	3.90	ms
A 16	kućnonica	keramika	8.22	1.0	ms	1.0	1.0	8.22	ms
A 15	kućnonica	keramika	11.52	1.0	ms	1.0	1.0	11.52	ms
A 14	kućnonica	keramika	4.0	1.0	ms	1.0	1.0	4.0	ms
A 13	master bedroom	keramika	11.90	1.0	ms	1.0	1.0	11.90	ms
A 12	soba	keramika	7.50	1.0	ms	1.0	1.0	7.50	ms
A 11	predprostor	keramika	8.80	1.0	ms	1.0	1.0	8.80	ms
A 10	hodnik	keramika	11.82	1.0	ms	1.0	1.0	11.82	ms
A 9	stepenice	keramika	4.12	1.0	ms	1.0	1.0	4.12	ms