

# Land plot

## Pješčana Uvala, Medulin, Istria



|                        |                         |
|------------------------|-------------------------|
| <b>Ref</b>             | RE-U-27464              |
| <b>Type</b>            | Land plot               |
| <b>Region</b>          | Istria > Pula           |
| <b>Location</b>        | Pješčana Uvala, Medulin |
| <b>Front line</b>      | No                      |
| <b>Sea view</b>        | No                      |
| <b>Distance to sea</b> | 500 m                   |
| <b>Plot size</b>       | 2076 sqm                |
| <b>Price</b>           | € 530 000               |

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Spacious land 500m from the sea in Pjescana Uvala!

Only 5 km from Pula centre!

Access to the land plot is directly from a paved road, and it boasts a regular shape with a total area of 2076m<sup>2</sup>.

All necessary infrastructure is conveniently located nearby, and the property is clean, with clear ownership (1/1) and no encumbrances.

All requirements for obtaining a building permit have been fulfilled, and the new owners are ready to proceed with the preparation of project documentation, making them free to start building their new home.

This spacious and beautiful plot of land offers several possibilities for the new owners, whether it be constructing their dream home or building rental facilities for tourism purposes, ensuring a secure return on investment!

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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