

# Land plot

## Barban, Istria



<b>Ref</b>	RE-U-30477
<b>Type</b>	Land plot
<b>Region</b>	Istria > Pula
<b>Location</b>	Barban
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	13500 m
<b>Plot size</b>	2185 sqm
<b>Price</b>	€ 240 000

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Land with building permit for the construction of 2 villas with paid utilities in Barban area!  
Rare opportunity - you can start construction right away!

It is only 20 km from Pula and 12 km from Labin. Location is the key to success.

It is well connected by the main roads: the Pula-Rijeka main road, the regional roads Barban - Žminj and Barban - Vodnjan.

It is known for the knightly game of the Ring Race, which is traditionally held in August, the festival of figs and fig groves, and other smaller events that have developed over the last ten years, since rural tourism has been rapidly developing.

For sale is a building terrain with a total area of 2185 m<sup>2</sup> with valid building permits for 2 villas with swimming pools. The land has electricity and water connections, as well as paid utilities.

The first building will have an area of 234 m<sup>2</sup>. There are 4 bedrooms with their own bathrooms, an open-concept living area, a toilet, a closed terrace, a technical room and a garage. The attached garden occupies 1186 m<sup>2</sup> of surface. It will house a 40 m<sup>2</sup> swimming pool.

The second building will have an area of 168 m<sup>2</sup>. There are 3 bedrooms with their own bathrooms, an open-concept living area, a toilet, a closed terrace and a garage. The attached garden occupies 854 m<sup>2</sup> of surface. It will house a 40 m<sup>2</sup> swimming pool.

Accommodation in a quiet location, on the edge of the construction zone, will ensure that the villas have enough privacy and an unobstructed view of the surroundings.

An ideal property for the construction of 2 luxury buildings for the purpose of tourist rental, which will enable the return of the invested investment.

Alternatively, it is a perfect option for two brothers or friends.

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.

### **Property advantages:**

- Garage
- Swimming pool
- Garden
- Attached
- Building permit

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Price per m<sup>2</sup>:  
110 €

Average price/m<sup>2</sup> of this type  
in this region:  
270 €

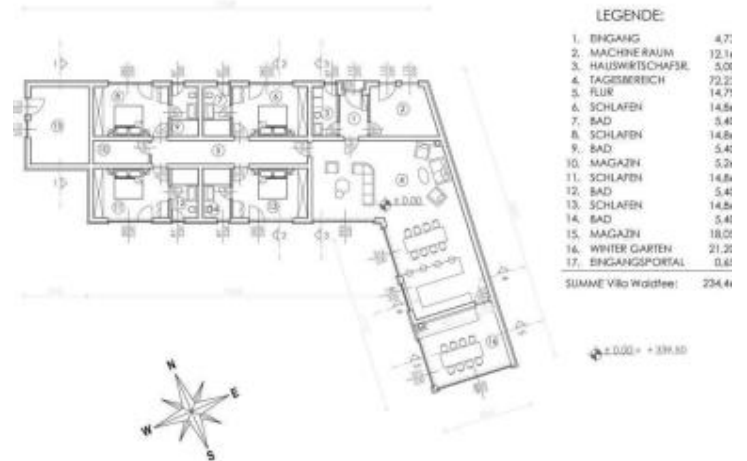
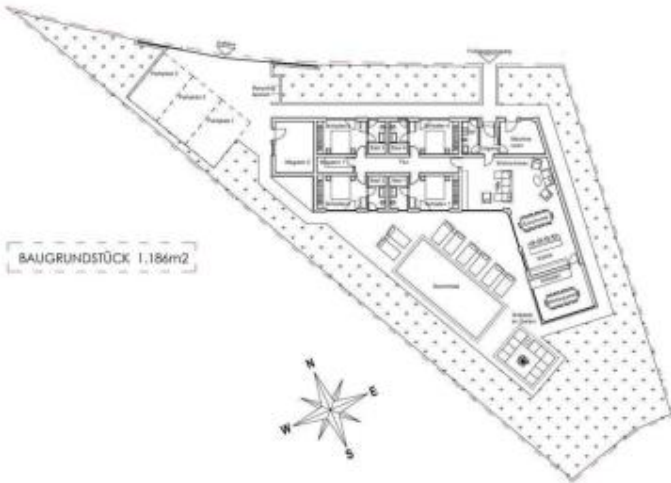
Median price/m<sup>2</sup> of this type  
in this region:  
193 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
267 €

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

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