

Land plot

Umag, Istria



Ref	RE-U-26478
Type	Land plot
Region	Istria > Umag
Location	Umag
Front line	No
Sea view	No
Distance to sea	7000 m
Plot size	4286 sqm
Price	€ 229 000

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Urban plus agro land in Valica, Umag, 7 km from the sea!

Umag, the westernmost town in Croatia, is located near Savudrija, just 10 km from the Slovenian border. The town is surrounded by beautiful nature and is known for having the cleanest sea for swimming in Istria. Nearby are the Dragonja River and the international Sečovlje airport.

In a quiet settlement with only a few houses, a combination of building and agricultural land is for sale, with a total area of 2147 m². Of this, 422 m² is in the building zone, while the remainder is agricultural land.

On the building portion of the parcel, there is a plotted object with a footprint of 45 m², which does not exist in reality. The land is flat, regularly shaped, and located on the edge of the building zone, offering the future owner ample privacy. It has access from two sides. Connections for electricity, water, and telephone are in the immediate vicinity, while a septic tank needs to be built for wastewater needs.

The land is situated in a peaceful settlement, yet only 7 km away from all urban amenities and the sea. It is ideal for constructing a property for a quiet family life or a building for tourist purposes.

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:

Urbanized
Agricultural

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Price per m²:
53 €

Average price/m² of this type
in this region:
184 €

Median price/m² of this type
in this region:
162 €

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

Median price/m² of this type
in Croatia:
187 €

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