

Land plot

Momjan, Istria



Ref	RE-U-36424
Type	Land plot
Region	Istria > Umag
Location	Momjan
Front line	No
Sea view	No
Distance to sea	13000 m
Plot size	6003 sqm
Price	€ 650 000

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Prime Real Estate Opportunity: Harmonious Land with Three Building Permits, 13 km from the Sea!

Nestled on the edge of a charming, fairy-tale-like settlement, this exceptional property is now available for purchase. The combined land of 6003 sq.m. spans four cadastral plots, offering a unique blend of harmonious characteristics and development potential.

The property comprises approximately 3,090 m² of land outside the construction area and 2,913 m² designated as residential construction land, as outlined in the spatial planning documentation. The construction portion is divided into three separate cadastral plots, each with an approved building permit for a residential building and auxiliary structures, including swimming pools.

These homes are thoughtfully designed as comfortable, detached residences with one residential unit spread across two floors. The architectural style and design are carefully tailored to blend seamlessly with the surrounding environment and landscape.

Thanks to its excellent location, favorable shape, and configuration, along with all the necessary permits and documentation, this land presents an unparalleled opportunity for development.

The property is offered for sale by a legal entity.

Contact us today for more details or to schedule a viewing.

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:

- Detached
- Urbanized
- Building permit

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Price per m²:
108 €

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 €

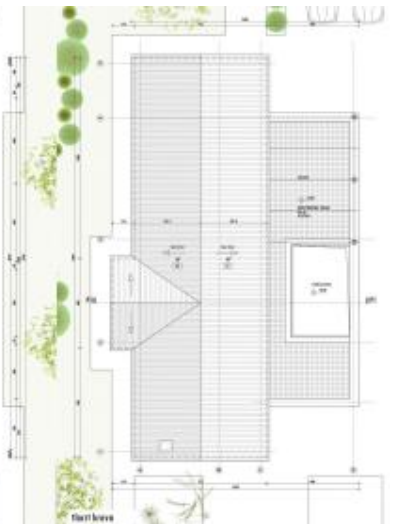
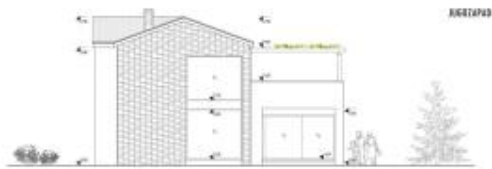
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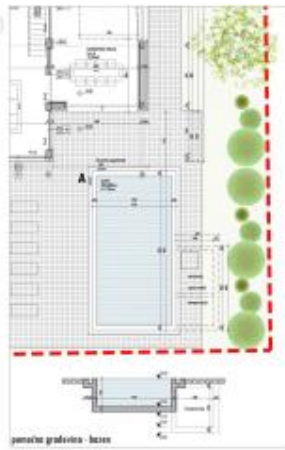
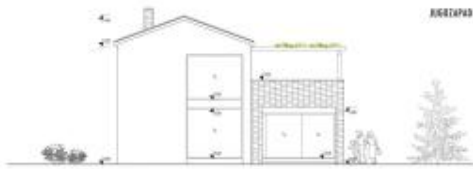
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