

Land plot

Umag, Istria



Ref	RE-U-36835
Type	Land plot
Region	Istria > Umag
Location	Umag
Front line	No
Sea view	Yes
Distance to sea	200 m
Plot size	11677 sqm
Price	€ 3 000 000

Building Land for Tourist Development (T1, T2, T3) - 200m from the Sea in Umag!

Located in **Umag, one of the most attractive coastal towns in Istria**, this **spacious building land** offers an exceptional investment opportunity for **tourist development**. Umag, positioned at the **westernmost point of Croatia**, is well-connected to major European destinations. The town boasts a **rich historical heritage, stunning seaside promenades**, and a perfect blend of **charming old architecture and modern coastal developments**. With its **mild Mediterranean climate, abundant sunshine, and crystal-clear Adriatic Sea**, Umag is an ideal location for **tourism and leisure**.

This **prime building land**, designated for **tourist purposes (T1, T2, T3)**, is situated just **200 meters from the sea**, offering **breathtaking open views** of the coastline. The **rectangular plot spans 11,677 m²**, featuring **flat terrain covered with forest**. The land is located within the **construction zone for tourism development**, as outlined in the local spatial plan, allowing the construction of **hotels, tourist resorts, and holiday accommodations**. The **access road is fully asphalted**, ensuring easy connectivity.

Key Features:

Prime Location - Just **200m from the sea**, offering direct access to the coastline.

Investment Potential - Zoned for **T1 (Hotels), T2 (Tourist Resorts), and T3 (Holiday Accommodations)**.

Large Surface Area - **11,677 m² of flat, forested land**, ideal for development.

Excellent Infrastructure - **Asphalted road access**, ensuring smooth transport and logistics.

Clear Ownership Title - Free of encumbrances, ready for transaction.

Given its **exceptional location, large surface area, and tourism development potential**, this land presents a **rare and valuable investment opportunity** for developers and investors looking to create a **high-end tourist resort in one of Istria's most sought-after areas**.

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:

Modern

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Price per m²:
257 €

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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