

Land plot

Buje, Istria



Ref	RE-U-33976
Type	Land plot
Region	Istria > Umag
Location	Buje
Front line	No
Sea view	No
Plot size	2000 sqm
Price	€ 400 000

Prime Investment Opportunity - Land with a Conceptual Villa Project Near Novigrad & Umag!

We present an **exceptional plot of land** with a **conceptual project** for a **luxury villa**, ideally located between **Novigrad and Umag**—a perfect investment opportunity.

- **Total land area:** 2,000 m²
- **Project:** Conceptual design for one villa
- **Expansion potential:** Option to purchase **three additional city plots**, allowing for the development of **up to three villas**

This **strategically positioned** plot is just a **25-minute drive from Umag and Novigrad**, making it highly attractive for the development of **high-end real estate** in a **tranquil setting**.

Don't miss this **unique opportunity** to invest in one of **Istria's most sought-after locations!**

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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Price per m²:
200 €

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

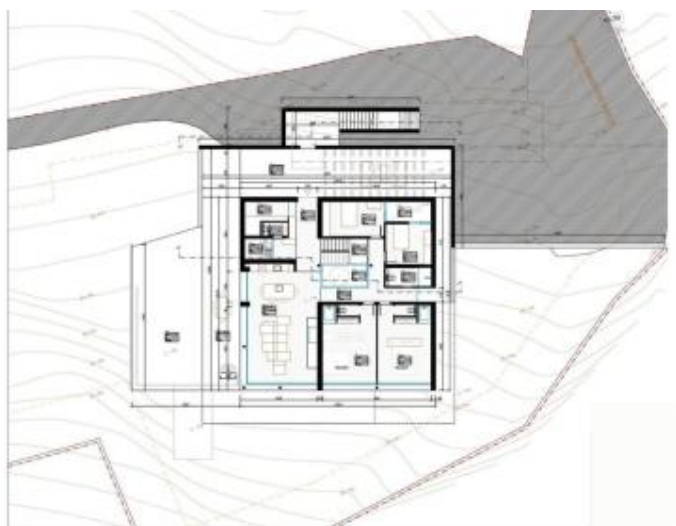
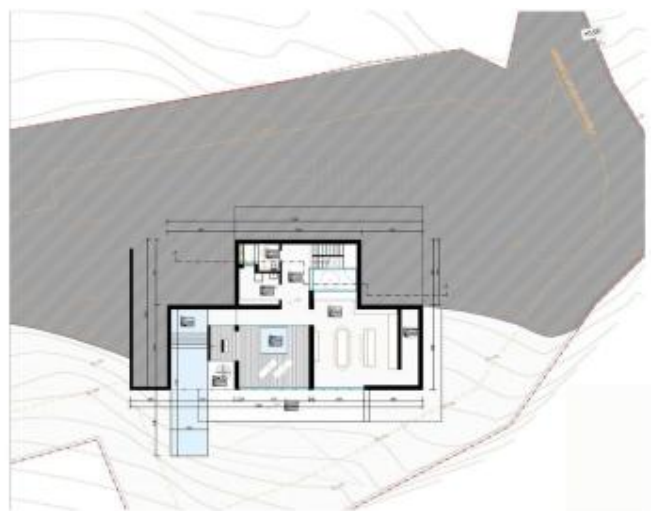
Median price/m² of this type
in this region:
162 €

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

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

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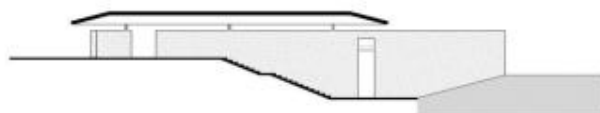
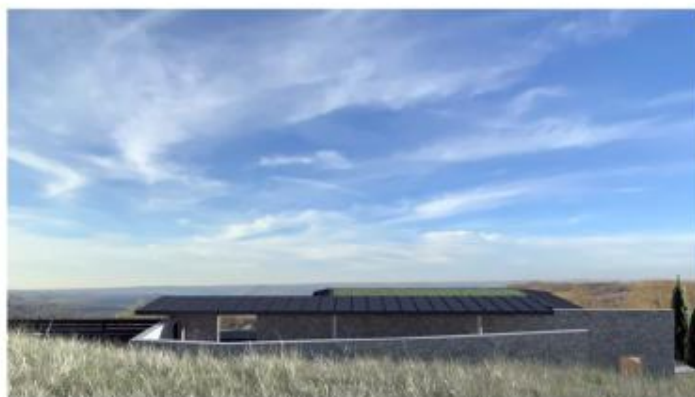
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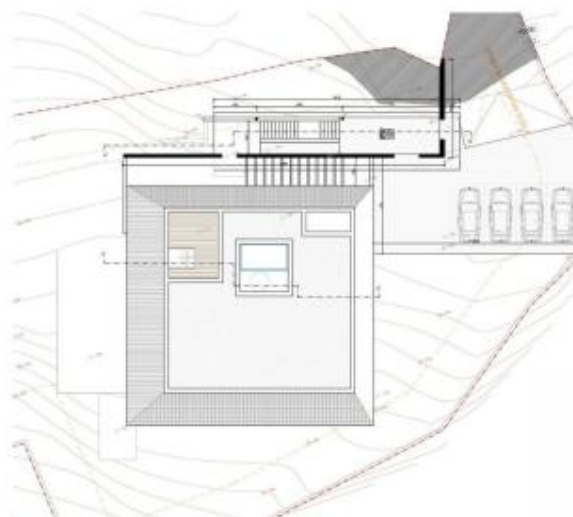
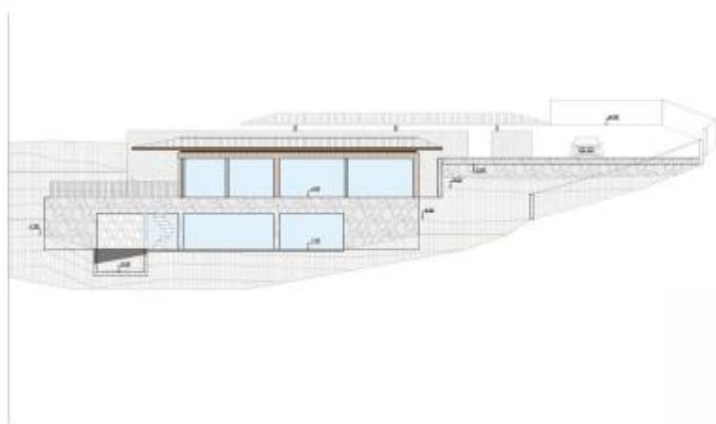
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