

Land plot

Lovrečica, Istria



Ref	RE-U-39600
Type	Land plot
Region	Istria › Umag
Location	Lovrečica
Front line	No
Sea view	No
Distance to sea	400 m
Plot size	600 sqm
Price	€ 210 000

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Building land of 600 m², 400m from the sea in Lovrecica, Umag - rare!

Attractive building plot for sale in the quiet surroundings of Umag, ideal for building a family house or apartment building.

The land plot of 600 m² is of regular shape, flat, easily accessible and has excellent transport connections. All necessary infrastructure is located right next to the terrain, which further facilitates the construction process. The distance from the sea is only 400 meters, which makes this location ideal for housing or tourism.

It is possible to build on the plot (building conditions):

- a self-standing family house
- a multi-apartment building with up to 4 residential units
- maximum permitted number of floors is ground floor + 2 floors (P+2) -
- highest permitted building area is 30% of the plot area
- maximum utilization coefficient is 0.8

The land plot is located in a construction area, which allows for the quick realization of the project.

An excellent opportunity for investors or private buyers who want a home or tourist facility near the sea and all amenities.

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:
350 €

Average price/m² of this type
in this region:
211 €

Median price/m² of this type
in this region:
157 €

Average price/m² of this type
in Croatia:
272 €

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

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