

Land plot

Umag, Istria



Ref	RE-AB-BRDO
Type	Land plot
Region	Istria > Umag
Location	Umag
Front line	No
Sea view	No
Floorspace	18000 sqm
Plot size	12000 sqm
Price	€ 3 200 000

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Magnificent estate encapsulates a substantial and cohesive segment of Brdo village, proximate to the town of Buje in north-western Istria.

Comprising 25 expansive building plots adorned with a collection of age-old stone structures, this estate forms an integral and harmonious land unit. Its strategic location ensures it is entirely enveloped by agricultural expanses, eliminating the prospect of immediate neighboring developments.

Spanning a total building area of approximately 12,000 square meters, the estate is under the complete ownership of the company. The surrounding agricultural land, is either held in possession by the company or made available for extended lease periods through agreements with the state and church entities, providing flexibility for potential future green expansions. Labeled as "residential" in the municipal plan, the building plots hold a distinction that affords them high flexibility for development. This designation opens the door to a myriad of possibilities, positioning this Estate not only as a canvas for restoring existing structures but also as a platform for innovative and purposeful development within this enchanting location.

The potential for construction varies based on the envisioned concept, with a maximum above-ground capacity of approximately 13,000 square meters, complemented by an additional 5,000 square meters below ground. Development parameters are influenced by the utilization coefficient of the building plot, capped at 1.5. Furthermore, the height of structures is restricted to not surpass 10.2 meters, comprising walls up to 7 meters and gable/hip roofs extending a maximum of 3.2 meters.

A concept featuring lower building density could manifest as a neighborhood with 10 to 12 standalone villas, each with private gardens and pools, totaling around 5,000 square meters of interior space.

In contrast, a concept incorporating a boutique hotel, country club, gallery, restaurant, and managed villas could exploit the higher end of the building potential, offering a more expansive and versatile development that takes advantage of the scenic surroundings and accommodates a mix of luxurious amenities and thoughtfully designed living spaces.

Boutique Hotel and Villas Concept Overview: The concept revolves around the meticulous restoration of ancient stone buildings, terraces, and surrounding walls, adding contemporary architectural elements.

The resulting estate will feature a combination of amenities, including:

1. **Luxury Boutique Hotel:** Offering an upscale 25 room accommodation experience, characterized by historical charm and modern comfort.
2. **The SPA:** Including an indoor pool, saunas, and a gym, available for both hotel and villa guests.
3. **Restaurant and Bar:** Providing a culinary experience in a unique setting, with a focus on local cuisine.
4. **Art Gallery:** aims to contribute to the cultural ambiance, drawing inspiration from historical Art residency activities in the village of Brdo.
5. **Spectacular Houses:** Eight private houses with private gardens add exclusivity and a residential dimension to the estate.

Eight thoughtfully restored stone houses would be available for rent or sale, each with its private garden and pool. Ranging from 3 to 5 bedrooms with ensuite bathrooms, the houses will feature spacious open-plan kitchen and living areas, a separate service kitchen, as well as an outdoor kitchen, dining, and lounging area. Sold houses would be fully facilitated by Hotel.

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Each villa promises an unspoiled view of the untamed and pristine natural beauty, nestled against the backdrop of forested hills. Immerse yourself in the tranquility of untouched landscapes, offering a serene escape in harmony with nature.

Other potential Concepts: The estate, with its substantial building potential, presents an opportunity for denser construction. This allows for a thoughtfully planned combination of central buildings and 25 smaller houses, featuring a smart mix of private and public spaces. A private street seamlessly connects all units within the estate

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:

- Gym
- Spa
- Garden
- Urbanized
- Agricultural
- Modern

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Price per m²:
267 €

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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