

# Land plot

## Kaštelir, Istria



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<b>Ref</b>	RE-U-39303
<b>Type</b>	Land plot
<b>Region</b>	Istria › Poreč
<b>Location</b>	Kaštelir
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	7000 m
<b>Plot size</b>	608 sqm
<b>Price</b>	€ 225 000

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Construction land with building permit for sale in Kaštelir, Istria!

The land of 602 sq.m. is located in a construction zone, next to an access road, in an excellent location with an open view of the sea. A valid building permit has been obtained for the plot, and the utility fee and electricity connection have been paid. The project envisages the construction of a modern semi-detached house with a swimming pool, with a total gross area of 224.4 m<sup>2</sup>, which will consist of a ground floor and a first floor. The terrain is characterized by a southern slope, which allows for an attractive multi-level construction of the building, fully adapted to the natural configuration of the land.

According to the project, each residential part includes three bedrooms, spacious living areas and additional facilities such as a fitness and spa area. The maximum permitted height of the building is 8 meters, measured from the lowest point of the landscaped terrain to the upper edge of the ceiling structure of the last floor.

Advantages:

- Location in the center of the town
- View of the sea
- All documentation in order and paid
- Possibility of immediate start of construction
- Quiet area suitable for housing or tourist rental

An opportunity you should not miss!

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 m<sup>2</sup>:  
370 €

Average price/m<sup>2</sup> of this type  
in this region:  
217 €

Median price/m<sup>2</sup> of this type  
in this region:  
191 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
272 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
187 €

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