

Land plot

Valbandon, Istria



Ref	RE-U-44529
Type	Land plot
Region	Istria > Pula
Location	Valbandon
Front line	No
Sea view	No
Distance to sea	500 m
Plot size	496 sqm
Price	€ 110 000

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Construction land in Valbandon, Fazana, just 500 meters from the sea, ideal for tourism!

Located in Istria, Valbandon is a peaceful and highly attractive coastal destination on the southwest of the peninsula, widely recognized for its pleasant Mediterranean climate, relaxed atmosphere, and safe environment that is ideal both for family living and for the development of high-quality tourism. Valbandon offers a strong sense of local community, scenic seaside promenades, well-maintained beaches, and a wide range of amenities for all generations, including sports and recreation, restaurants, and seasonal cultural events. Its close proximity to Fažana, Pula, and the Brijuni National Park further enhances the appeal of this location, making it an excellent choice for those seeking a balance between tranquility and an active Mediterranean lifestyle.

Within this highly desirable setting, a building plot designated for tourist use T2 is available for sale, with a total surface area of 496 square meters. The land is intended for the construction of luxury villas with swimming pools for tourist rental, representing an excellent investment opportunity in the growing luxury tourism sector in Istria, where demand for high-quality accommodation remains consistently strong. The plot is located approximately 500 meters from the sea, allowing for easy walking access to the beautiful and well-kept beaches of Valbandon and Fažana, and benefits from a regulated access road.

The Fažana Riviera is renowned for its crystal-clear Adriatic Sea, natural and pebble beaches, long coastal promenades, and an outstanding gastronomic offer featuring authentic Istrian cuisine, as well as numerous cafés and recreational activities. From the nearby port of Fažana, daily boat connections operate to the Brijuni National Park, a unique destination combining preserved nature, cultural and historical heritage, and an exclusive visitor experience that attracts guests from around the world. This property represents a rare opportunity to invest in a prime tourist location with strong long-term potential or to create a private holiday retreat in one of the most beautiful and sought-after areas of Istria.

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:
222 €

Average price/m² of this type
in this region:
270 €

Median price/m² of this type
in this region:
193 €

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

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

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