

Investment project

Tar-Vabriga, Istria



Ref	RE-AB-TarVabriga
Type	Investment project
Region	Istria > Porec
Location	Tar-Vabriga
Front line	Yes
Sea view	Yes
Distance to sea	5 m
Plot size	2500000 sqm
Price	€ 7 000 000

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5***** star yachting marina project in Tar-Vabriga area!

Total surface: 25 hectares, out of which 14,5 hectares are building land.

Purpose of land: T2 - tourist village (hotel, villas), max capacity approx. 330 beds. It is possible to construct 45 villas just 100 meters from the sea, with all infrastructure and all 5***** star facilities.

Potential marina is planned as sports and fishermen port, max. capacity is 200 berths.

Necessary documentation until construction:

Masterplan - realized and accepted. Possible modification can be done as per new buyer/investor ideas.

Project documentation to be designed as per Location Permit and general Masterplan.

General parameters of construction for the area:

Extent of the UPU Santa Marina = 25.3 hectares (land = 14.4 hectares)

Hotel area = 0.74 hectares

Total Villas area = 4.63 hectares

Accompanying catering - touristic facilities (catering, entertainment and sim.) = 0.43 hectares

Info point = 0.22 hectares

Sports-recreational areas and the beach = 2.16 hectares

Children playground = 0.2 hectares

Public parking = 0.42 hectares

Ports (land and sea) = 7.3 hectares

Forest = 2.21 hectares

Hotel project suggestion:

Maximum Built-up Index: 30% = 2,200 sqm

Maximum Utilization (GBP): 80% = 5.900 sqm

Maximum beds number: 88

Maximum total height of the hotel = 13 m, 4 floors (Po+P+2)

Minimum 40% of the building plot must be arranged as park or natural vegetation.

Sewage disposal solved

Sufficient number of parking plots assured

Villas project suggestion:

Four areas for Villas functionally linked to the hotel are foreseen

Four areas = 4 building plots

Max. Built-up Index (all areas): 30% = 11,900 sqm

Max. Utilization GBP (all areas): 80% = 32,500 sqm

Maximum beds number: 240

Maximum total height of the villas = 9 m, 3 floors (Po+P+1)

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Sewage disposal solved
Sufficient number of parking plots assured

Approx. 60.000 sqm of land needs to be purchased (200-300 Euro/sqm) for the project.
Concession for marina has to be received.

Marina project enjoys full-scale support of the local authorities.

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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