

# Investment project

## Buje, Istria



<b>Ref</b>	RE-AB-P-86
<b>Type</b>	Investment project
<b>Region</b>	Istria > Umag
<b>Location</b>	Buje
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	12000 m
<b>Plot size</b>	23642 sqm
<b>Price</b>	€ 900 000

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Exceptional investment project for 7 modern luxury villas and a 4\*\*\*\* star hotel in highly demanded area of Buje, the closest area to Slovenian border on the North of Istria, It is a Tuscan-style paradise cca. 12 km from the sea, surrounded by picturesque hills, woods, vineyards and cosy medieval castles.

Famous Kozlovic winery is just a few kilometers away, artists town Groznanj is also nearby. Istarske Toplice baths are 25 km from the villas.

This area is highly ranked both at rentals and selling market offering eco-accommodation, prime-class foodstuff.

Total area of the land is 23 642 sq.m., of that 12 000 sq.m. are within construction zone and the rest is meant for sport and recreation.

There is a complete building documentation for construction of condo-hotel with central 4\*\*\*\* star hotel building with restaurant and seven luxury villas.

There is a building permit for both parts of the project, communal tax for water connection is already paid.

Hotel will have total surface of 526 sq.m. and netto area of 428 sq.m. Land plot area for the hotel 2100 sq.m.

Hotel is supposed to have a management company which will provide cleaning, rental, security services to condominium of villas.

It will offer:

- reception
- lounge area
- restaurant with kitchen
- office
- sanitary premises
- storages and personnel rooms
- laundry
- parking area
- four luxury suits on the upper floor

Next to the hotel large sport area is planned with tennis terrain, fitness zone.

In the south part of the project seven villas will be placed.

Each villa is supposed to have land plot of cca. 1000-1400 sq.m. with the heated swimming pool.

Brutto area of the villa is 329 sq.m., netto area is 304 sq.m. Contemporary architecture is used for the project.

Lower level of each L-shaped villa will be a public zone with spacious salon, dining area, American-style kitchen, terrace opening to the swimming pool.

Upper level will offer four bedrooms with bathrooms en-suite and terrace with lovely panorama.

Both parts of the project have independent building permits.

Price for the land + project is 900 000 eur + VAT. There is a possibility to buy 100% of shares of the company

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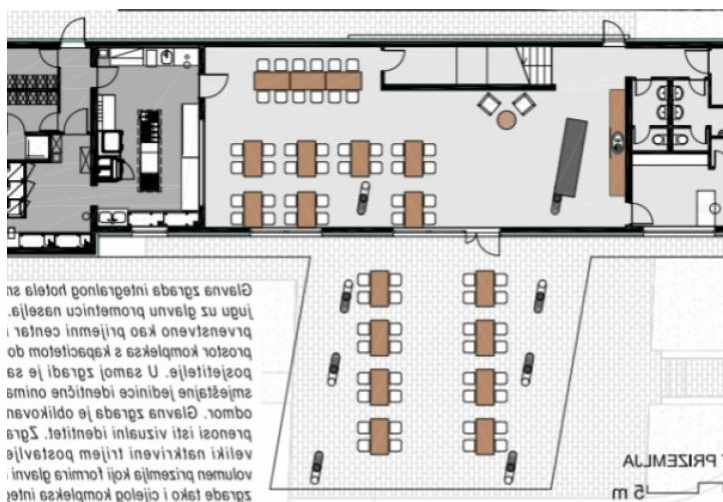


which owns the project to avoid paying VAT.

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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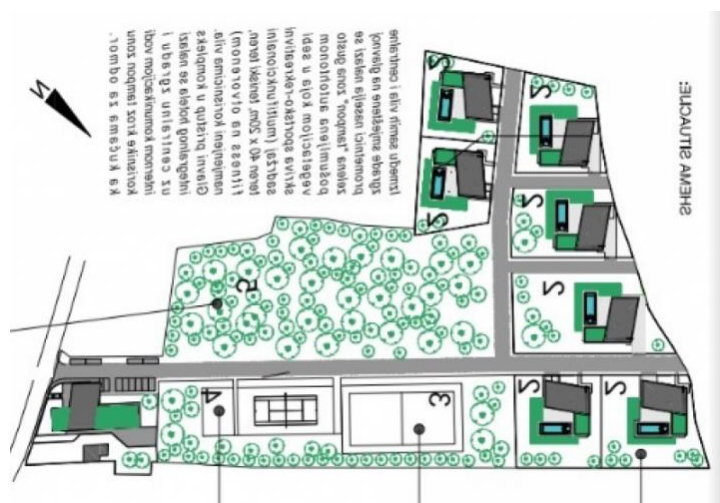
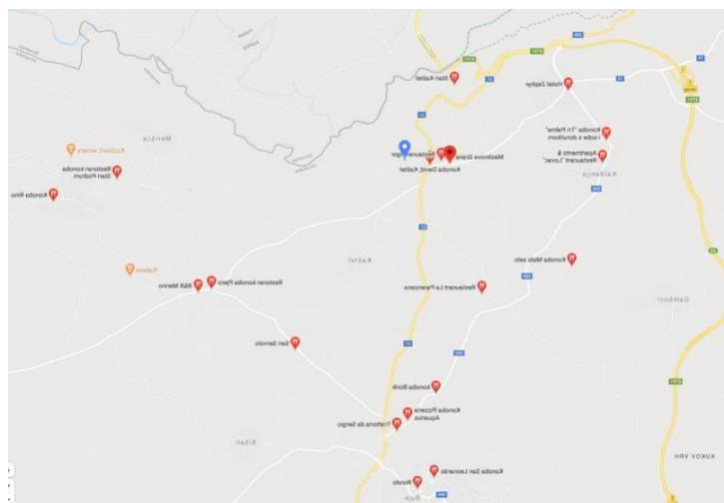


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