

Land plot

Buje, Istria



Ref	RE-AB-P-117
Type	Land plot
Region	Istria › Umag
Location	Buje
Front line	No
Sea view	Yes
Distance to sea	20000 m
Plot size	4900 sqm
Price	€ 590 000

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Gorgeous estate with two dilapidated stone houses and ca. 4,900m² of building land.

All the surrounding land is owned by the Republic of Croatia and can either be taken in a long-term concession or purchased over time.

Buje - Momjan area. This is the zone of famous Kozlovic vines.

Fantastic, unique location in a secluded, dominant position, 500 meters from the nearest village.

Open view of Buje and the entire west coast of Istria.

Permits for the construction of new facilities and the reconstruction of old ones can be obtained immediately.

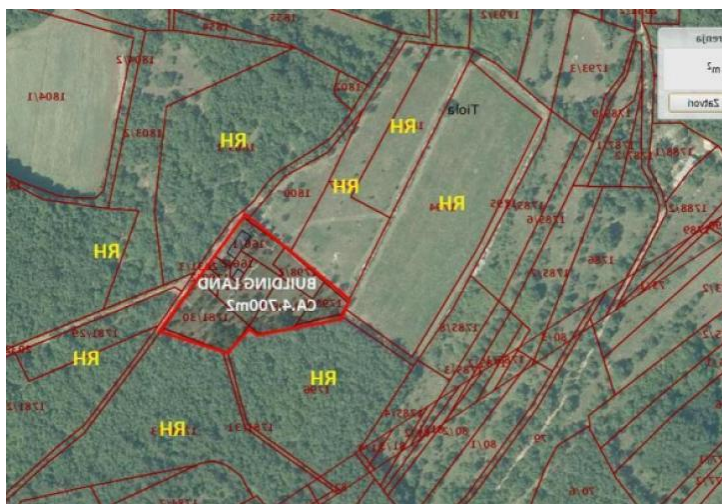
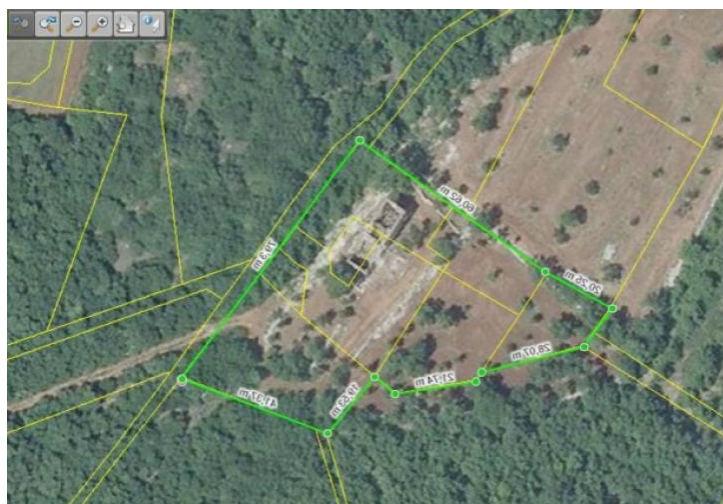
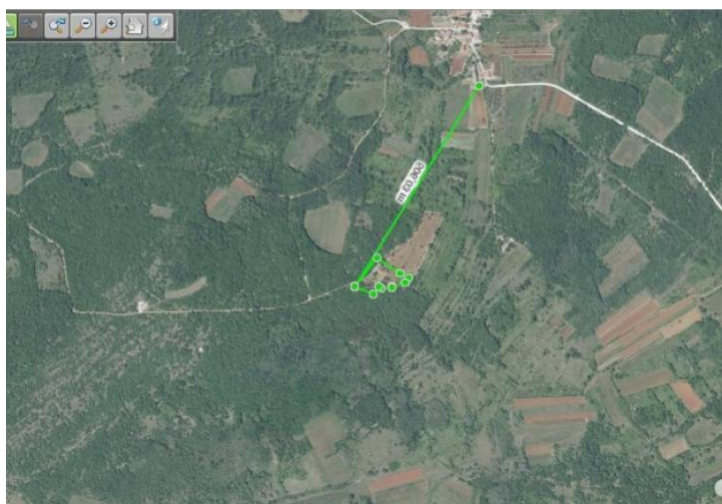
There is a large spot of meadow where you can put the olives or vineyards. This meadow has an area of about 18,000 m² (up to 3 ha). Around is a forest of large area and it is very beautiful.

The advantage is great quality of soil in this area, complete intimacy and an incredible view of the entire western Istria, the sea, Italy, the Alps .

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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