

# Land plot

## Pješčana Uvala, Istria



<b>Ref</b>	RE-U-5125
<b>Type</b>	Land plot
<b>Region</b>	Istria > Pula
<b>Location</b>	Pješčana Uvala
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	20 m
<b>Plot size</b>	3447 sqm
<b>Price</b>	€ 2 000 000

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This building plot is located in Pjescana Uvala, one of the most beautiful bays in the Pula area. The plot is irregular in shape with a slight slope towards the beach, overgrown with forest and low vegetation. Unobstructed sea view. There are various construction options depending on the wishes of the investor. The building factor is 25%. There is a possibility of subdivision into 4 plots of 800 m<sup>2</sup> each or the construction of only one holiday villa with a swimming pool and a botanical garden. This property is a real rarity in the market.

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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