

Land plot

Prodol, Marčana, Istria



Ref	RE-U-10738
Type	Land plot
Region	Istria > Pula
Location	Prodol, Marčana
Front line	No
Sea view	No
Plot size	35000 sqm
Price	€ 364 000

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Excellent land plot with building permit for 7 buildings in Prodol-Krnica area not far from Pula!

Total area is 35 000 sq.m.

A building permit for a large residential building of 400 m2 and 6 auxiliary buildings for agricultural purposes have been obtained on the land.

The residential building consists of 3 residential units.

Ancillary buildings consist of: - storage for olives and wine 200 m2 - storage for tools and machines 100 m2 - storage for figs 100 m2 - greenhouse for vegetables and flowers 128 m2 - goat stable 200 m2 - storage and processing of vegetables 128 m2.

The land is designed as part of an olive grove (16600 m2), fig tree (8800 m2), and a lawn, vegetable garden and flower garden (7500m2).

The road and parking inside the complex is 2000 m2. Water and electricity are on the ground, and utilities are paid. Construction can begin immediately.

Perfect estate in 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.

Property advantages:

Storage

Garden

Urbanized

Building permit

Agricultural

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Price per m²:
10 €

Average price/m² of this type
in this region:
272 €

Median price/m² of this type
in this region:
197 €

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

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

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