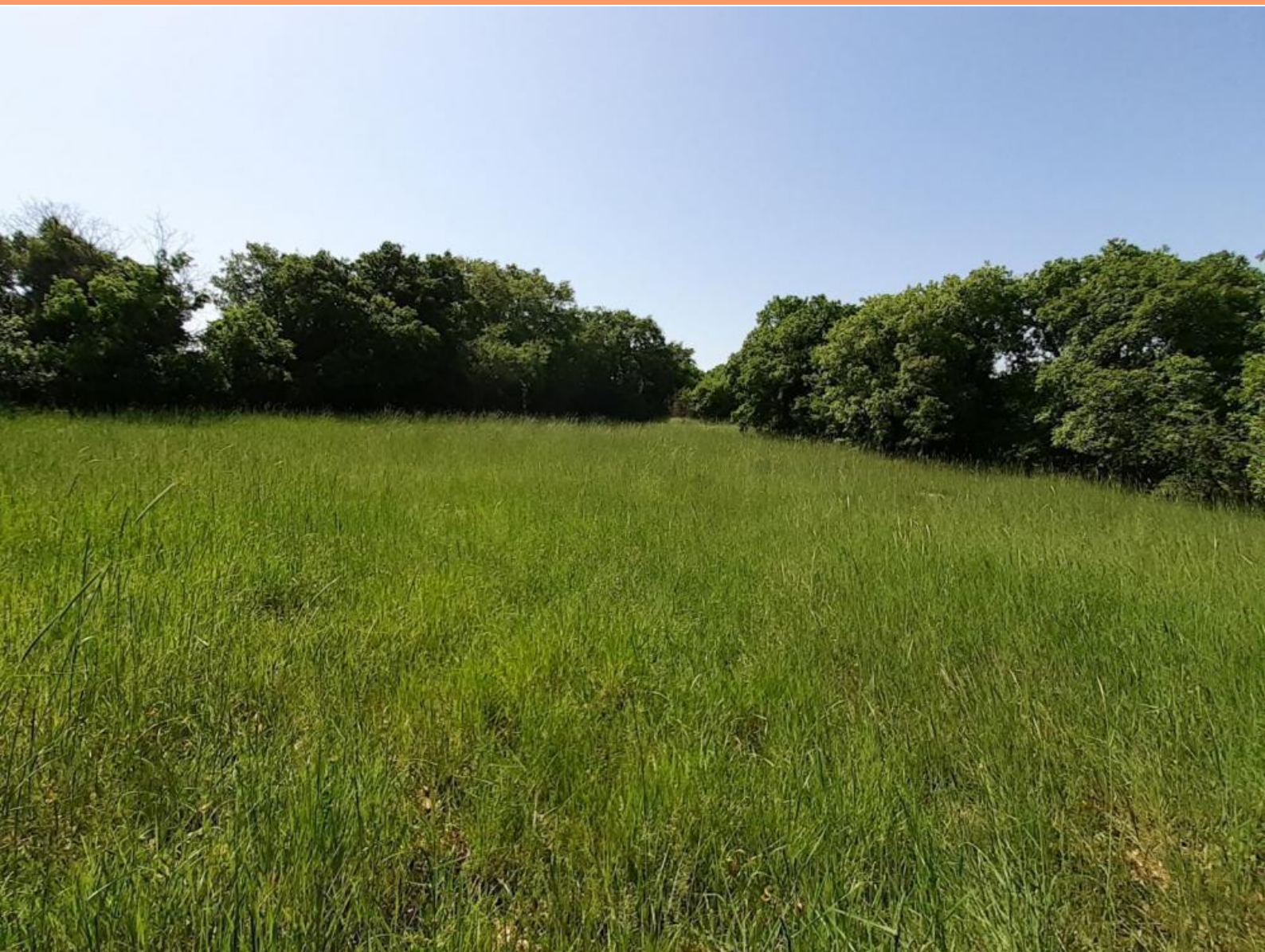


# Land plot

Peruški, Marčana, Istria



<b>Ref</b>	RE-U-9107
<b>Type</b>	Land plot
<b>Region</b>	Istria > Pula
<b>Location</b>	Peruški, Marčana
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	2000 m
<b>Plot size</b>	5000 sqm
<b>Price</b>	€ 130 000

# Land plot

## Peruški, Marčana, Istria



Adrionika offers great plot of land in Peruski, Marcana, just 16 km from Pula.

Total area is 5000 sq.m. In fact it is a combination of two land plots.

The first land plot has an area of 2800 m<sup>2</sup>, of which 1410 m<sup>2</sup> is urbanized.

The second land plot has an area of 2200 m<sup>2</sup> and is a forest in nature.

It is located in a quiet location overlooking Učka, while the first floor of the future building would be possible to view the sea and the island of Cres.

On the land there is a dry stone wall with centuries-old olive trees.

Water and electricity connections are nearby.

The land is located in an attractive location, has access from the paved road, and from the sea, beautiful and hidden beaches is only 2 km away.

Ideal for building a house for tourist purposes or family houses.

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:**

Urbanized

# Land plot

## Peruški, Marčana, Istria



Price per m<sup>2</sup>:  
26 €

Average price/m<sup>2</sup> of this type  
in this region:  
272 €

Median price/m<sup>2</sup> of this type  
in this region:  
197 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
267 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
187 €

# Land plot

Peruški, Marčana, Istria



# Land plot

Peruški, Marčana, Istria

