

# Land plot

## Umag, Istria



<b>Ref</b>	RE-AB-INV2-L
<b>Type</b>	Land plot
<b>Region</b>	Istria > Umag
<b>Location</b>	Umag
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	3000 m
<b>Floorspace</b>	17500 sqm
<b>Plot size</b>	10000 sqm
<b>Price</b>	€ 1 200 000

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Fantastic investment project with aristocratic castle in the core!

Building land with castle from 11th century is 10,000 m<sup>2</sup> (1 hectare of land).

It is a monument of great historical significance, connected with the name of one of the most outstanding Venice nobility families.

Project is located between quiet vineyards 2 km from the highway Trieste/Koper/Pula, 3 km from the beach and in the triangle between Buje, Brtonigla and Umag.

There are also great possibilities for further development:

Possibility of construction on 17,500 m<sup>2</sup>: 5\*\*\*\*\* star HOTEL, luxury apartment complex, nursing home or 12 villas with pools.

Existing infrastructure available (electricity, water and road). Presently, it is perfect combination of urbanized and farm land which opens multiple opportunities for further development.

It is a highly attractive investment area just a few km from Kempinski 5\*\*\*\*\* resort, Petram 5\*\*\*\*\* star project. Beautiful towns of Groznjan, Motovun, Brtonigla, Umag, Novigrad are also within a short reach from the project.

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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Price per m<sup>2</sup>:  
120 €

Average price/m<sup>2</sup> of this type  
in this region:  
204 €

Median price/m<sup>2</sup> of this type  
in this region:  
139 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
269 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
182 €

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