

Land plot

Medulin, Istria



Ref	RE-AB-POS1
Type	Land plot
Region	Istria > Pula
Location	Medulin
Front line	No
Sea view	Yes
Distance to sea	100 m
Plot size	906 sqm
Price	€ 830 000

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Land plot with valid building permit and finished basement just 80 meters from the sea in super-popular Medulin!

Unique location just a few hundred meters from 4 star hotel with all the infrastructure and wonderful pebble beaches!

Land plot is 906 sq.m. Sea view is available from the ground floor of the building.

It has a building permit for apart-building with 8 apartments plus garage in the basement. Project is available. Each apartment will have 2 bedrooms, bathroom, salon with kitchen and terrace.

Communal fee to start construction is paid.

Water, electricity, asphalt road nearby.

Land plot is surrounded by existing buildings.

Price is 800 000 eur + VAT.

It is recommended to buy in the name of the company to get VAT back.

Note: it is possible to build neighbouring land from the same seller, also with building permit for 8 apartments. It will give you 16 two-bedroom apartments in total of prime location.

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:

Garage

Building permit

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Price per m²:
916 €

Average price/m² of this type
in this region:
270 €

Median price/m² of this type
in this region:
193 €

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

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

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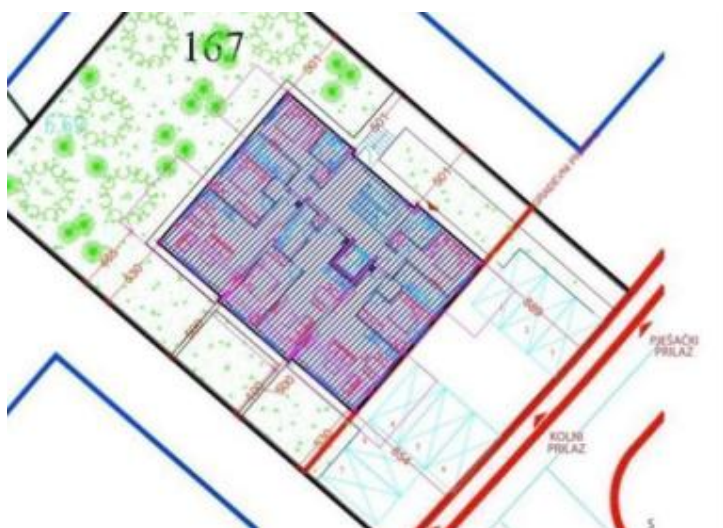
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