

# Land plot

## Kašćerga, Pazin, Istria



<b>Ref</b>	RE-U-16616
<b>Type</b>	Land plot
<b>Region</b>	Istria › Novigrad
<b>Location</b>	Kašćerga, Pazin
<b>Distance to sea</b>	36000 m
<b>Plot size</b>	3800 sqm
<b>Price</b>	€ 400 000

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Building plot with permission to build a modern villa with a beautiful view of Lake Butoniga. There is a project of a house of 400 m<sup>2</sup> with an outdoor overflow pool. Two old stone houses have been renovated on the plot, one is approximately 120m<sup>2</sup> intended for wellness with an indoor heated pool with counter-current swimming, sauna, gym and rooms with entertainment devices, and the other is intended for guests or service staff, which consists of 3 bedrooms, kitchens and bathrooms. The total land area is 3800 m<sup>2</sup>, with a beautiful view of the lake with complete privacy. Utility contributions paid, possibility to build immediately. VAT included in the price. This property is a rarity on the market due to its idyllic location.

As the administrative center of the Istrian County, Pazin has been known since the nineteenth century as the "heart of Istria" due to its strategic position on the peninsula. A beautiful picture of the Pazinčica River flowing into the Pazin Cave above a 130-meter abyss shows the medieval Pazin Castle (Kaštel).

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>:  
105 €

Average price/m<sup>2</sup> of this type  
in this region:  
211 €

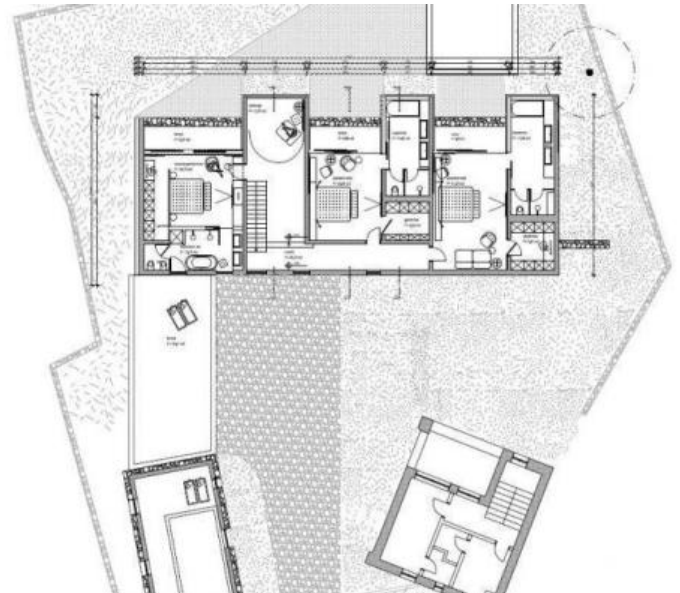
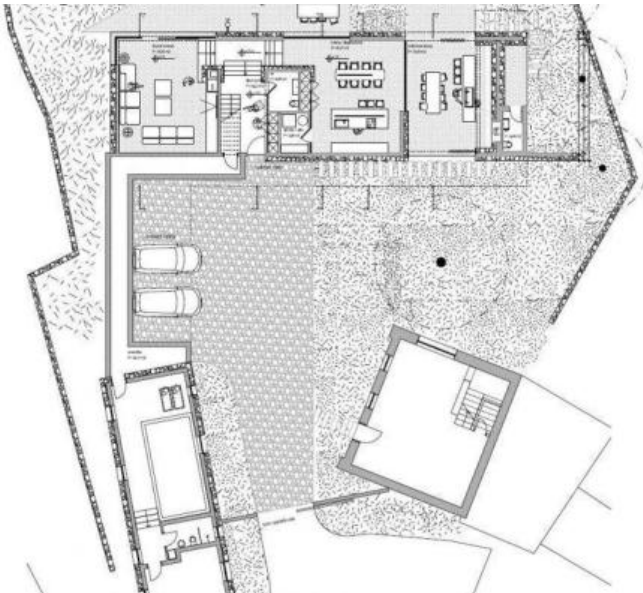
Median price/m<sup>2</sup> of this type  
in this region:  
100 €

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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