

# Land plot

Bale, Istria



<b>Ref</b>	RE-U-12014
<b>Type</b>	Land plot
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Bale
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	13000 m
<b>Plot size</b>	12180 sqm
<b>Price</b>	€ 1 500 000

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Avantageous urbanized land plot in Bale area, over 1 ha.  
Total surface is 12.180 m<sup>2</sup>.

Whole land has the correct shape and offers the possibility of subdivision and the construction of more than 12 residential buildings.

Access to the land is provided from a road 40 m long from the asphalted road where the infrastructure is located - electricity and water.

The boundaries are clearly visible on the field, and the land is completely flat and regularly maintained.

It is surrounded by beautiful nature on three sides, while on the fourth side there is only one decorated house.

It is for residential purposes and the construction of residential buildings with a height of P+1 is permitted.

This spacious plot of land makes a perfect investment opportunity to build the increasingly sought after holiday homes with swimming pools.

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

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Price per m<sup>2</sup>:  
123 €

Average price/m<sup>2</sup> of this type  
in this region:  
191 €

Median price/m<sup>2</sup> of this type  
in this region:  
166 €

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

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

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