

# Land plot

Ližnjan, Istria



<b>Ref</b>	RE-U-18672
<b>Type</b>	Land plot
<b>Region</b>	Istria > Pula
<b>Location</b>	Ližnjan
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	2000 m
<b>Plot size</b>	11465 sqm
<b>Price</b>	€ 1 200 000

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Unique urbanized T1-T2 land plot in Liznjan, cca. 2 km from the sea.

Total area is almost 1,2 ha - 11 465 sq.m.

The land is part of the finished project - an equestrian center that will be built on a world-class level.

This land is intended for the construction of a hotel or several villas that will complete the project itself and ultimately form a whole, i.e. a sports and recreation center.

On one side, the view reaches all the way to the endless blue sea, while on the other side, the view reaches towards the beautiful town of Liznjan.

The land is bordered by a beautiful dry wall, has all the necessary infrastructure and access roads.

This is a unique property that is worth your attention if you want to invest in a very large and interesting project, especially if you love nature and horses.

Perfect location for a new Meneghetti style urbanization!

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>:  
105 €

Average price/m<sup>2</sup> of this type  
in this region:  
270 €

Median price/m<sup>2</sup> of this type  
in this region:  
193 €

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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