

# Land plot

## Peroj, Istria



<b>Ref</b>	RE-AB-Peroj-GR
<b>Type</b>	Land plot
<b>Region</b>	Istria > Pula
<b>Location</b>	Peroj
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1 m
<b>Plot size</b>	43000 sqm
<b>Price</b>	€ 10 750 000

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Spacious seafront land plot for sale in PEROJ with magnificent sea views!

Total area is 43 000 sq.m.

Zoning is T1-T2-T3.

The zone is divided into two sections: a campground and apartments.

- The campground covers 10,000 m<sup>2</sup> and is priced at €2.5 million, with a maximum capacity of 46 beds.
- The tourist village, consisting of apartments, spans 33,000 m<sup>2</sup> and is priced at €8.25 million, with a maximum capacity of 154 beds.

The Urban Development Plan (UPU) is in effect.

### **Hospitality and Tourism Purpose - Article 9**

1. The hospitality and tourism purpose in this plan is designated within the separated construction area for hospitality and tourism purposes - TRP Dragonera - South.
2. The hospitality and tourism purpose in this plan includes providing services in tourism, such as accommodation, food, recreation, entertainment, etc.
3. The areas designated for hospitality and tourism purposes are intended for the construction of buildings for these purposes in accordance with these provisions and the graphic part of the Plan - cartographic representation no. 1. Land Use and Purpose.
4. For the Dragonera - South tourism development area, the total accommodation capacity is set at 200 beds within the tourist village (T2), which is to be constructed and developed in accordance with the Regulation on Classification, Categorization, and Special Standards for Hospitality Facilities from the Hotel Group (Official Gazette No. 56/16).
5. The accommodation capacity of the tourist village is divided between two functional units separated by a public traffic area:
  - T2-1 with a maximum of 154 beds
  - T2-2 with a maximum of 46 beds
6. In the hospitality and tourism zones, it is permitted to build accommodation facilities, supporting facilities (sports, recreational, hospitality, service, entertainment, etc.), infrastructure buildings, internal roads, pedestrian and service paths, parking lots, garages, and green areas, as well as to install urban equipment in accordance with the provisions of this Plan.
7. Necessary vehicular traffic within the hospitality and tourism areas is managed by internal roads built according to the needs of the complex's construction and use, in accordance with regulations, and are not delineated from other areas.
8. Since no new individual or multiple buildings can be planned or constructed within a strip at least 100 meters from the shoreline, except for utility infrastructure buildings and underground power lines, supporting hospitality and tourism facilities, buildings that by their nature require a coastal location, and public area arrangements, the accommodation facilities of the tourist village must be located 100 meters or more from the shoreline.

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9. If a campground is built/developed within the tourist village in accordance with the Regulation from paragraph 4, the campground's accommodation units, which are not permanently attached to the ground, may be located within the strip closer than 100 meters from the sea. The total accommodation capacity of the campground within the tourist village must not exceed the capacity of the tourist village.

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:**

Attached  
Urbanized

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Price per m<sup>2</sup>:  
250 €

Average price/m<sup>2</sup> of this type  
in this region:  
546 €

Median price/m<sup>2</sup> of this type  
in this region:  
285 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
355 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
190 €

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