

# Land plot

## Buje, Istria



<b>Ref</b>	RE-U-28503
<b>Type</b>	Land plot
<b>Region</b>	Istria › Umag
<b>Location</b>	Buje
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	15000 m
<b>Plot size</b>	1004 sqm
<b>Price</b>	€ 349 000

# Land plot

## Buje, Istria



Urban land in Buje area cca. 15 km from the sea, with sea views and with project!

A few minutes' drive from Buje, this building land of 1,004 m<sup>2</sup> is for sale, complete with a project for a villa with a net area of 265 m<sup>2</sup>. The proposed house is designed to feature 4 bedrooms, a sauna, a garage, and a 35 m<sup>2</sup> swimming pool. An application for a building permit has been submitted, and approval is expected soon.

The land boasts an unobstructed view of nature and the sea, making it highly attractive. Access to the land is from an asphalt road, with water and electricity conveniently located near the parcel.

Surrounded by magnificent panoramic views of the sea and the nearby hills, this land represents a genuine opportunity for investment and the construction of a private residence or vacation home!

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
- Swimming pool
- Sauna
- Urbanized
- Building permit

# Land plot

## Buje, Istria



Price per m<sup>2</sup>:  
348 €

Average price/m<sup>2</sup> of this type  
in this region:  
184 €

Median price/m<sup>2</sup> of this type  
in this region:  
162 €

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

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

# Land plot

Buje, Istria

