

# Land plot

## Umag, Istria



<b>Ref</b>	RE-AB-TUR10
<b>Type</b>	Land plot
<b>Region</b>	Istria > Umag
<b>Location</b>	Umag
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	60 m
<b>Plot size</b>	15171 sqm
<b>Price</b>	€ 2 950 000

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Unique urbanized land with a project of cottages 60 meters from the sea in Umag area!  
Total area of several united cadastre units is 15 171 sq.m.  
There is asphalt road access, all the infrastructure by the land.  
Wonderful sea views are opening.

There is a concept project which suggests to build:

- 12 semi-detached villas with individual swimming pools, plus
- complex of 30 apartments with shared swimming pool and common restaurant

Location: 6km to city Umag, 15km to Slovenia border, 35km to Italy border, 48NM to Venice Italy, 16km to small international airport Portorož, 90km to international airport Pula, 94km to international airport Ronchi Italy, 6km to ACI Umag Marina and Harbor Masters Office.

The terrain is slopping towards the west (sea side).

Within a radius of 5-7 km there are: Tourist resort Katoro, Kempinski, golf area, wellness center and sport area (ATP Umag).

The 100m wide zone along the coast between lower border of the land and the seaside is reserved only for beach area, green area, small sport playground. All this area is planned strictly for tourism use also in the future.

Land area: 15.171 m<sup>2</sup>:

- Approx: 6.200m<sup>2</sup> (upper side area) is planed for building houses / apartments (type M3)

detail land plan is in use, date 10/10-2013 Umag city council M3 zoned area - approximately 6200m<sup>2</sup>

APARTMENT TYPE A,B,C (ground floor, first floor) Gross Built Area (BRP) = 89 m<sup>2</sup>, Net = 72 m<sup>2</sup>, Terrace = 18 m<sup>2</sup>

Open staircase = 22 m<sup>2</sup>

Pool (water surface) = 18 m<sup>2</sup>

Covered terrace on the second floor = 42 m<sup>2</sup>

TOTAL units (24 units) Gross Built Area (BRP) = 2136 m<sup>2</sup>, Net = 1728 m<sup>2</sup>, Terrace = 432 m<sup>2</sup>

Open staircase = 264 m<sup>2</sup> (12 units) Pool (water surface) = 216 m<sup>2</sup> (12 units) Covered terrace on the second floor = 504 m<sup>2</sup> (12 units)

plus

- Approx: 9.000m<sup>2</sup> (downside area) are planed for tourist resort (type T2)

detail land plan is in use, date 19/4-2016 Umag city council

T2 zoned area approximately 9000m<sup>2</sup>

APARTMENT TYPE T1 (T2) "APARTHOTEL" Gross Built Area (BRP) = 80 m<sup>2</sup>, Net = 66 m<sup>2</sup>, Balcony (terrace) = 13

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m2

TOTAL APARTMENTS (30 units) Gross Built Area (BRP) = 2400 m2, Net = 1980 m2, Balcony (terrace) = 390 m2

RESTAURANT and reception Gross Built Area (BRP) = 238 m2, Net = 214 m2, swimming pool (water surface) 7.7 x 23.1m, Area = 178 m2

TOTAL TOURIST SETTLEMENT Gross Built Area (BRP) = 2638 m2, Net = 2194 m2, Balcony (terrace) = 390 m2

Gallery and stairs = 240 m2.

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:**

Swimming pool

Spa

Detached

Attached

Urbanized

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Price per m<sup>2</sup>:  
194 €

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 €

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