

# Land plot

Stoja, Pula, Istria



<b>Ref</b>	RE-U-29411
<b>Type</b>	Land plot
<b>Region</b>	Istria > Pula
<b>Location</b>	Stoja, Pula
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	250 m
<b>Plot size</b>	592 sqm
<b>Price</b>	€ 500 000

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Unique building land in Stoja, Pula - rare at the market!  
1st row to the sea across the greenery!

Only 250 meters from the sea by foot.  
Total area of the land plot is 592 sq.m.

It has a valid building permit which can be changed and adapted according to the future owner's wishes. A building plot in such a location is rare on the market and is highly recommended.

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:**

Building permit

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Price per m<sup>2</sup>:  
845 €

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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