

## Bale , Izuzetno vrijedno poljoprivredno zemljište 1,3 km od mora, Bale, Land



### Seller Info

Name: Art Living Real Estate  
First Name: Art Living  
Last Name: Real Estate  
Company Name: ART LIVING REAL ESTATE  
Service Type: Selling and renting  
Country: Croatia  
Region: Istarska županija  
City: Umag  
ZIP code: 52470  
Address: Pozioi 1g  
Mobile: +385 91 784 80 83  
Phone: +385 91 784 80 83  
About us: Art Living Real Estate is an

authorised licensed real estate agency, registered in the Register of Real Estate Agents at the Croatian Chamber of Commerce, which with its professional approach and a team of licensed agents represents its clients by providing top real estate services. Contact us with confidence and see for yourself our expertise and quality.

### Our services to buyers:

consulting on the situation on the real estate market and presentation of real estates in our office  
field tour of selected real estate  
real estate documentation check  
negotiating sales  
legal support (sales contract, pre-contracts, registration)  
transfer of utility obligations (electricity, water, etc.),

### Our services to sellers:

property overview  
 real estate estimate  
 photographic services  
 consulting on the real estate's  
 market value  
 verification of real estate  
 documentation (ownership  
 certificate, construction and use  
 permit)  
 signing a real estate mediation  
 contract  
 advertising real estate on our  
 website and other leading  
 domestic and world websites  
 additional attention is paid to  
 the real estate for which we  
 have an exclusive mediation  
 contract in marketing  
 advertising and investment

Reg No.: 72/2022

Listing details

**Common**

Title: Bale , Izuzetno vrijedno poljoprivredno zemljište 1,3 km od mora  
 Property for: Sale  
 Land type: Agricultural land  
 Property area: 10427 m<sup>2</sup>  
 Price: 250,000.00 €  
 Updated: Nov 16, 2024

**Location**

Country: Croatia  
 State/Region/Province: Istarska županija  
 City: Bale  
 City area: Bale  
 ZIP code: 52211



**Permits**

Ownership certificate: yes

**Description**

Description: Istria, Bale Agricultural land of 10,427 m<sup>2</sup> for sale in a very attractive location just 1.3 km from the sea and 600 m from Villa Meneghetti and Camp Monperin. The land consists of 3 fenced plots of regular shape to which access is provided by

asphalt road. On the land there is water, septic tank, excavation for the pool and it is closed by an external fence gate (portun). Considering its location, the land is ideal for the establishment of a family farm, Robinson tourism and Glamping camp for which there is already completed project documentation related to this land. A special feature of this land is the construction of a golf course in the immediate vicinity, which makes it an extremely valuable investment in tourism or other purposes. It should certainly be noted that the land is located about 500 meters from the construction zone. SPECIAL FEATURES OF LAND Close to the sea - 1.3 km Close to Camp Monperin and Villa Meneghetti - 600 yards Close to the construction zone Developed a project for Glamping camp Water, septic tank, swimming pool, fence, asphalt road Close to new golf courses ID CODE: 115

### Additional contact info

Reference Number: 613250  
Agency ref id: 115  
Contact phone: 091 784 8083