

# Land plot

## Ciovo, Dalmatia



<b>Ref</b>	RE-LB911
<b>Type</b>	Land plot
<b>Region</b>	Dalmatia > Trogir, Ciovo
<b>Location</b>	Ciovo
<b>Sea view</b>	Yes
<b>Distance to sea</b>	300 m
<b>Plot size</b>	5640 sqm
<b>Price</b>	€ 930 600

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An unusually perspective investment plot on the southern part of the Ciovo Peninsula in the Mavarčice Bay area!

The plot is 300 meters from the shore on a hill with a magnificent sea panorama!

Urbanized and designed to build a maximum of 10 luxury villas.

Ideally, it would be good to build 5-6 villas with fairly large plots.

The plot is 5640 m<sup>2</sup>.

**Čiovo properties are now highly demanded at real estate market of Croatia as brand new bridge connecting Čiovo to mainland was opened this summer (end of July 2018). It is 547 meters long bridge going from Kastela area to Slatine on Čiovo. Čiovo is no longer an island, it is practically a peninsula with two bridges to Split-Trogir riviera.**

**For several hundred years Čiovo was connected to the mainland by the old stone bridge passing by the city walls of old town of Trogir. At the beginning of 2000s the traffic had become so intensive that the importance of new bridge was evident. New bridge construction was sponsored by EU funds mainly. And now it is fully operational.**

**It means that connectivity of Čiovo is now compatible to most of mainland destinations like Seget or Marina or Rogoznica. Infrastructure is starting to develop more actively on Čiovo as well.**

**Investors have already felt that former island will become a prestigious enclave with high-end villas within 5-10 km reach of airport and within 15-20 km reach of Split center and start to purchase houses on Čiovo to be renovated, villas on Čiovo**

**to be reconstructed and resold and especially urbanized land plots on Čiovo close to the sea. Seafront land plots on Čiovo are mostly demanded and will soon be in a shortage. In the nearest future real estate prices for Čiovo properties will go up as realty market analysts predict adding from 10% to 30%. Čiovo still has much free land for residential construction. It's south side has the greatest potential for development.**

**In this connection we recommend to pay attention to all kinds of properties for sale on Ciovo. It is a good investment whether you buy a house on Čiovo or prefer to buy a simple apartment on Čiovo. Rental potential of any kind of properties on Čiovo will go up as well.**

Data update on August 22, 2017

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.

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Price per m<sup>2</sup>:  
165 €

Average price/m<sup>2</sup> of this type  
in this region:  
251 €

Median price/m<sup>2</sup> of this type  
in this region:  
188 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
268 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
181 €

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