

Land plot

Povlja, Dalmatia



Ref	RE-LB916
Type	Land plot
Region	Dalmatia › Island Brac
Location	Povlja
Front line	Yes
Sea view	Yes
Distance to sea	1 m
Floorspace	600 sqm
Plot size	1600 sqm
Price	€ 500 000

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HIGHLY ATTRACTIVE PRICE AND LOCATION!

Unique possibility to build a LUX-class villa on the FIRST LINE in a peaceful bay on the Island of Brac near Povlja, Northern side of Brac island.

Boat pier in front of the land!

Area is protected from the open winds and high waves!

Magnificent sea view and view over Biokovo mountains and mountain chain of Makarska riviera!

Private entry to the beach, no tourists nearby. Pier for the boat. Wonderful pine trees shadow.

Land plot of 1600 m2 with a building of 50 m2 to be demolished and upgraded. Luxury villa should replace it.

Possible to build 400 sqm all together with basement. Alternatively two attached buildings of total 600 m2 surface.

There is no project and building permit yet.

No water, no electricity and unpaved road of 1,5 km at the moment.

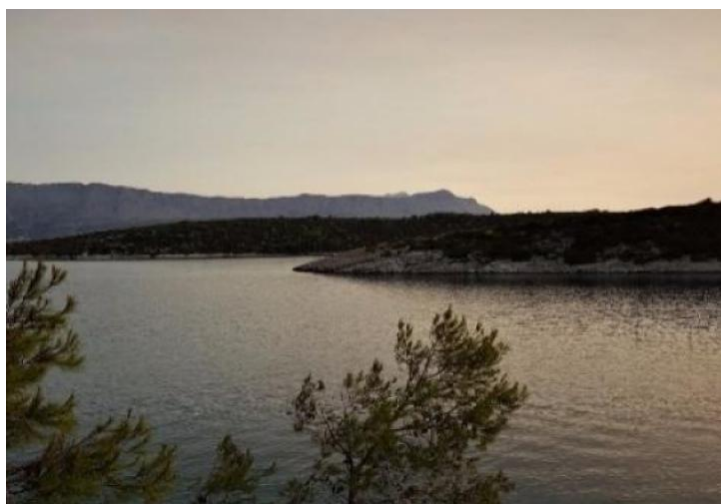
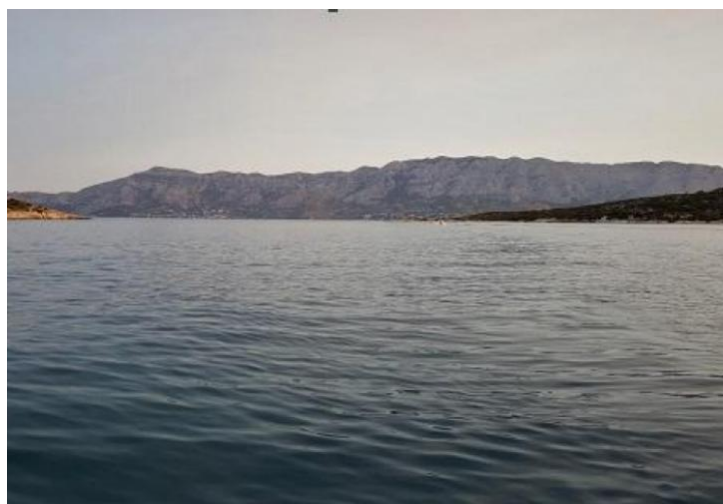
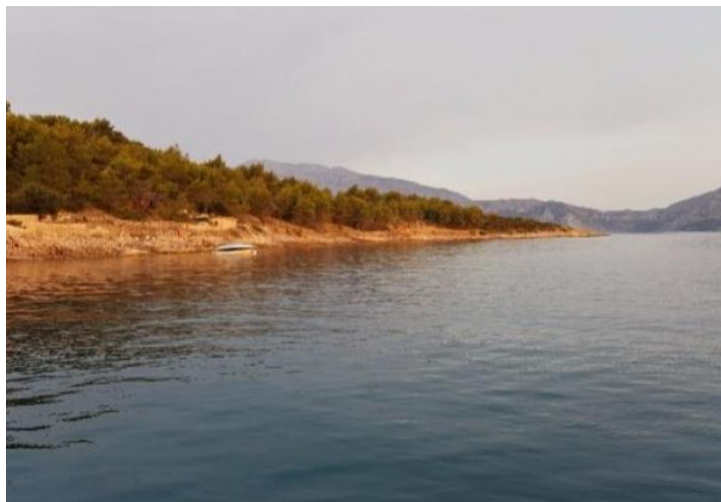
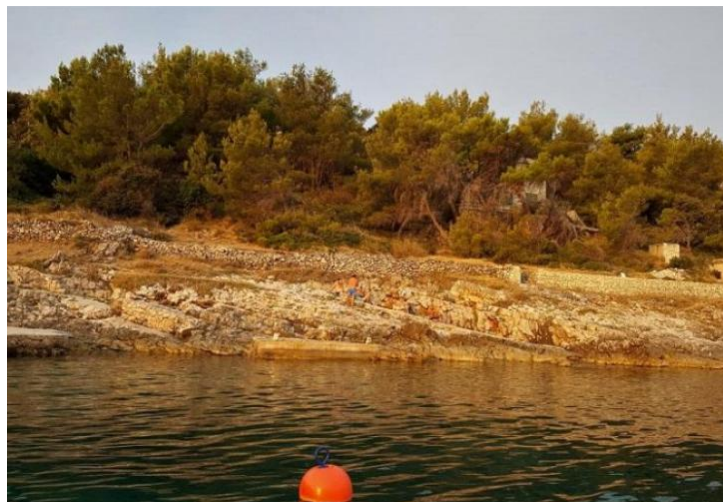
But local municipal community is making plans now for new road and than water and eletricity. It will happen in 1 year.

Just 2,5 km from Povlja center with all the amenities.

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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