

# Land plot

## Kastel Stafilic, Dalmatia



<b>Ref</b>	RE-LB-IRO2117
<b>Type</b>	Land plot
<b>Region</b>	Dalmatia › Split
<b>Location</b>	Kastel Stafilic
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	3200 m
<b>Plot size</b>	69191 sqm
<b>Price</b>	€ 380 550

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For sale in Kaštel Štafilic: exceptionally attractive agricultural land presenting a unique investment opportunity.

This expansive plot of 69,191 square meters offers a breathtaking panoramic view encompassing the sea, Split, Kaštela, and the surrounding islands. Situated merely 3.2 kilometers from the coast, the land is conveniently close to essential amenities and numerous tourist attractions.

Two macadam access roads lead to the property, with one road crossing the plot, ensuring simple and practical access. The electricity connection is a mere 500 meters away.

The ownership is clear, with a 1/1 title, providing a smooth and secure purchasing process.

Given the building permit within agricultural land with OPG, it is possible to develop an area of 5,000 square meters on this splendid plot, allowing for the construction of up to five villas.

There is also the option to purchase smaller sections of the plot at €8.5 per square meter, each with its own access road.

This land is ideal for investors looking to seize a unique opportunity to develop luxury villas or for those planning to establish agricultural activities with additional accommodation capacities.

The combination of its size, location, stunning views, and development potential makes this property exceptionally attractive.

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>:  
5 €

Average price/m<sup>2</sup> of this type  
in this region:  
362 €

Median price/m<sup>2</sup> of this type  
in this region:  
340 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
267 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
180 €



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