

Land plot

Solta, Dalmatia



Ref	RE-LB-IRO2371
Type	Land plot
Region	Dalmatia › Island Solta
Location	Solta
Front line	Yes
Sea view	Yes
Distance to sea	10 m
Floorspace	496 sqm

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Plot size

2405 sqm

Price

€ 2 000 000

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An exceptional land plot in a prime waterfront location in the charming fishing village on the island of Šolta. This property features an older hotel structure slated for demolition, offering a blank canvas for redevelopment in a highly desirable setting.

Property Overview

- **Total Land Area:** 2,405 m².
- **Existing Structures:**
 - Main building: 354 m², currently an older hotel ready for demolition.
 - Three outbuildings: Totaling 142 m².
 - Spacious yard: 1,909 m², ideal for new construction.

Development Potential

- **Zoning:** The property is located in the T1 zone, suitable for:
 - Building a luxury villa with a pool.
 - Constructing a modern development tailored to meet high-end market demands.
- **Conceptual Design:** A previous project for a modern structure was developed, but a building permit will require renewal.

Prime Location

- **Waterfront Position:** Located directly by the sea, offering breathtaking views.
- **Proximity to Amenities:** Only 200 meters from Stomorska's town center, providing convenient access to shops, restaurants, and other necessities.

Why Invest

This rare waterfront land plot, with its large size and redevelopment possibilities, is ideal for creating a luxury residential or tourism-focused property. The stunning location, combined with its zoning flexibility, makes it a standout opportunity for visionary investors and developers.

Whether envisioned as a private retreat or a luxury project, this property is a chance to craft something extraordinary on the idyllic island of Šolta.

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

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expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
832 €

Average price/m² of this type
in this region:
396 €

Median price/m² of this type
in this region:
280 €

Average price/m² of this type
in Croatia:
361 €

Median price/m² of this type
in Croatia:
250 €

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