

Land plot

Jelsa, Dalmatia



Ref	RE-LB-30086
Type	Land plot
Region	Dalmatia › Island Hvar
Location	Jelsa
Front line	No
Sea view	Yes
Distance to sea	45 m
Plot size	15783 sqm
Price	€ 1 262 640

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Unique building land on Hvar island, Jelsa area!

Situated just 45 meters from the sea, this land enjoys breathtaking panoramic views of the Adriatic and the surrounding natural beauty. A well-maintained 1.5 km road leads directly to the picturesque Pokrivenik Beach, one of the most famous bays in the area.

Additionally, the property is part of an approved urban development plan (UPU), significantly expediting the building process.

Total area of the terrain is 15783, of which a greater part is urbanized.

This exceptional investment opportunity spans a total area of 12,470 m².

With 11,130 m² designated as a T2-1 "HOTELS" development zone and an additional 1,340 m² within the T2-2 "VILLAS" zone, this property is ideal for building a high-end tourist resort, glamping site, luxury hotels, or private villas.

The maximum capacity allows for a hotel with up to 170 beds and a total area capacity for 550 beds, making it a prime location for a tourism development project.

This is a rare chance to invest in a fully zoned and ready-to-develop tourism project on the stunning island of Hvar. The location offers ample space for constructing multiple properties, including hotels, glamping resorts, and luxury villas, all within the designated building area. The maximum allowed capacity includes a 170-bed hotel and an overall zone capacity of 550 beds. There's also the potential to create exclusive beachfront areas with small, picturesque pebble coves.

With a competitive price of just €80 per m² and the option for real estate exchange—especially for new-build apartments—this land is a perfect opportunity for investors looking to develop a high-end tourism project in one of Croatia's most sought-after coastal destinations.

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 m²:
80 €

Average price/m² of this type
in this region:
192 €

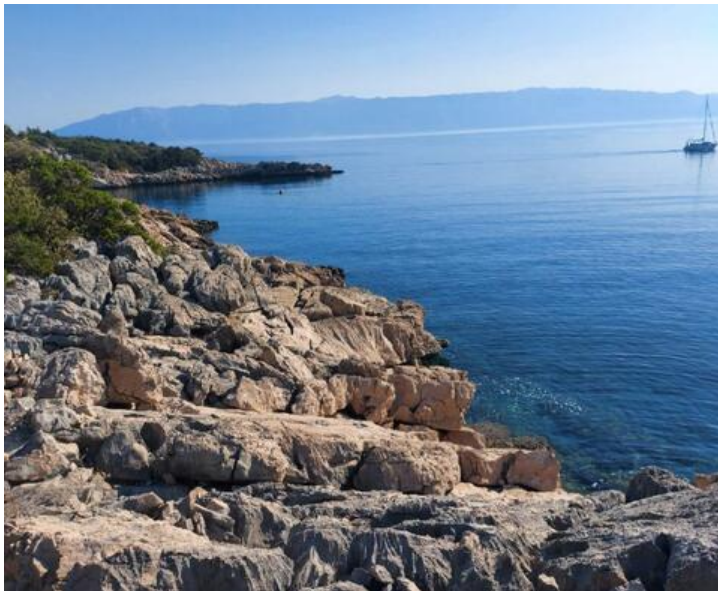
Median price/m² of this type
in this region:
87 €

Average price/m² of this type
in Croatia:
267 €

Median price/m² of this type
in Croatia:
180 €

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