

House

Korcula, Southern Dalmatia



Ref	RE-LB-IRO2497
Type	House
Region	Southern Dalmatia > Island Korcula
Location	Korcula
Front line	Yes
Sea view	Yes
Distance to sea	10 m
Floorspace	138 sqm
Plot size	1895 sqm
Price	€ 490 000

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For sale is an exceptionally attractive old stone house with a project and building permit, located in the first row to the sea in the peaceful village on the magical island of Korčula (North side).

Amazing sea view are opening from the windows.

The total area of the land plot by the house is 1895 m², of which 599 m² is within the building zone.

The terrain is gently sloped, ensuring an unobstructed, panoramic view of the sea and the surrounding archipelago - ideal for those seeking a combination of nature, peace, and luxury.

On the building part, there is an old house of 138 sq.m. by the sea, for which a modern renovation project already exists to transform it into a spacious family villa with three floors (ground floor, first floor, and attic), with a total net area of 163.27 m².

The project is carefully designed, and the building permit has been obtained, allowing the future owner to commence construction immediately.

The remaining part of the land plot, measuring 1296 m², consists of a forest that offers additional potential for landscaping.

All necessary documentation, including the building permit, is in order, enabling the future owner to start construction immediately.

This property represents a rare investment opportunity in one of the most desirable locations on the Adriatic coast, ideal for both personal use and tourist purposes.

It is an ideal location for a luxury family villa.

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:
3551 €

Average price/m² of this type
in this region:
3828 €

Median price/m² of this type
in this region:
3828 €

Average price/m² of this type
in Croatia:
4065 €

Median price/m² of this type
in Croatia:
3551 €

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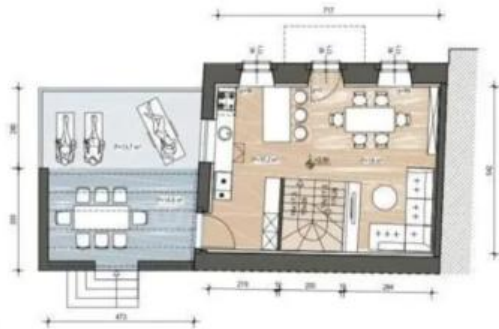


TYPE OF ROOM	Area (m ²)	Area (ft ²)
Room	12.6	135.6
Room	5.2	56.0
W.C. room	3.7	39.8
Terrace	4.3	46.3
TOTAL:	25.80	277.71

House

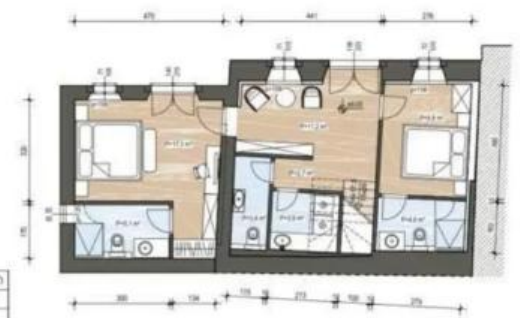
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FIRST FLOOR



TYPE OF ROOM	Area (m ²)	Area (ft ²)
hall	11.2	120.5
living room and dining	19.9	214.5
terrace	4.6	49.5
covered Terrace	3.9	42.0
total	39.6	426.5
TOTAL:	57.90	618.92

GROUND FLOOR



ROOM	Area (m ²)	Area (ft ²)
hall	11.2	120.5
dining room	7.3	78.6
living room	3.9	42.0
kitchen	9.8	105.5
terrace	4.6	49.5
1st Bathroom	17.3	186.2
2nd Bathroom	5.1	54.9
TOTAL:	69.00	733.82



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