

Ref RE-LB-11279
Type Land plot

**Region** Dalmatia > Island Hvar

LocationSucurajFront lineYesSea viewYesDistance to sea1 m

Plot size 7135 sqm

**Price** Price upon request



Extraordinary waterfront urbanized land plot on Hvar in Sucuraj town area! Sucuraj is highly attractive as it is connected to the mainland by ferry regular line. Land plot is located within walking distance from the centre of Sucuraj but position of land is quite isolated which ensures complete privacy.

Land plot has total surface of 7135 m2. It belongs to a company with share capital of 12 mln kn. Company is for sale as a whole.

Land plot is divided between 4940 m2 of construction land (mixed purpose) and 2195 m2 of green area. Minimum land plot area for potential construction here is 300 m2. KIG is 0,3; KIS is 0,8 m2. Max brutto surface of potential building is 400 m2.

There is a suggested layout for construction of eight luxury villas on the following land plots: 506 m2, 504 m2, 605 m2, 640 m2, 525 m2, 565 m2, 580 m2, 590 m2.

Each land plot is meant for luxury modern villa with swimming pool. Green area will be left for sport facilities. Gross building area for the whole project is cca. 3200 m2. Approx. investment in construction - 5 mln euro. It is possible to obtain financing from HBOR -Croatian Bank for Reconstruction and Development -https://www.hbor.hr/en/about-us/

Modern seafront villas on Hvar are of a very high demand and there is a great deficit at the market. Average selling price of such a villa is 3 mln euro.

Price of land is discussible.

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.



Average price/m² of this type in this region:
195 €

Median price/m² of this type in this region: 54 €

Average price/m² of this type in Croatia: 361 € Median price/m² of this type in Croatia: 250 €

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LOCATION OF BUILDINGS

AREAS

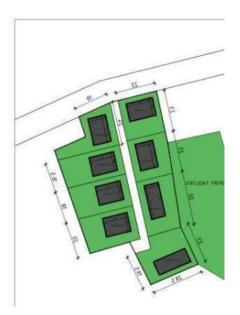
MUMBER OF BUILDINGS

BUILDING LATOUT AREA

GROSS BIELDING AREA

8 BUILDINGS 059 750,0092 /PM

CCB 3200,00m2 E





PLOT ORGANIZATION PURPOSAL KEY

PT, PZ.... PB - BULDNO PLOTS, AREA-CEAS STS.00x2 PB - ROAD PLOT AREA-CEAS SON2 PTO - ORUTH PLOT, AREA-CEAS TRUBON3

