

Land plot

Sucuraj, Dalmatia



Ref	RE-LB-11279
Type	Land plot
Region	Dalmatia › Island Hvar
Location	Sucuraj
Front line	Yes
Sea view	Yes
Distance to sea	1 m
Plot size	7135 sqm
Price	Price upon request

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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.

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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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Real Estate in Croatia



2A99A

22000.000 0
100 10000.000 0
10 1000.000 0

AREA BUILDING
BUILDING LAYOUT AREA
NUMBER OF BUILDINGS



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