

Land plot

Starigrad, Dalmatia



Ref	RE-LB10742
Type	Land plot
Region	Dalmatia › Island Hvar
Location	Starigrad
Front line	No
Sea view	Yes
Distance to sea	1800 m
Plot size	9250 sqm
Price	Price upon request

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Fantastic land plot for sale in Starigrad area!

- 9,250 m² of land in the residential building zone
- 3 owners with clean title
- edge of the building zone with unobstructable sea views
- 2km from the ferry port, 2.5km from Stari Grad Old Town
- Access & infrastructure secure
- UPU completed

It is possible to build villas or apartments.

Key construction conditions for villas -

Number of floors is : Po+P+1+M (basement + ground floor + 1 floor + attic)

The maximum height is 8.5 m high from ground surface to the coronal.

Plot size for a detached object - 500-2,000 m² (+/-10%)

Plot size for a semi-detached object- 400-1,000 m² (+/-10%)

The plot's utilization coefficient is $k_{is}=1.0$

If the plot is greater than 800 m² maximum GDA is 800m²

Coefficients 30% for detached, 35% for semi-detached facilities

The minimum footprint area is 50m²

The minimum number of parking lots per unit is 1.0. (GDA - Gross Developed Area)

Key construction conditions for apartments -

Number of floors allowed : Po + P + 2 (basement + ground floor + 2 floors) Po + P + 1 + M (basement + ground floor + 1 floors + attic)

The maximum height is 10.5m from the ground surface up to the coronal.

Plot is min 1,000 m² in the non-built areas 600 in the built areas of the settlement

Coefficient is maximum 30%

The plot utilization ratio in this case is 1.00 (for multi-residential, residential-business or business buildings) or 0.80 for the tourist facilities.

Minimum of 50% of multi-residential buildings construction lot must be assigned for the green areas.

The number of parking lots per unit is minimum 1.5.

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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