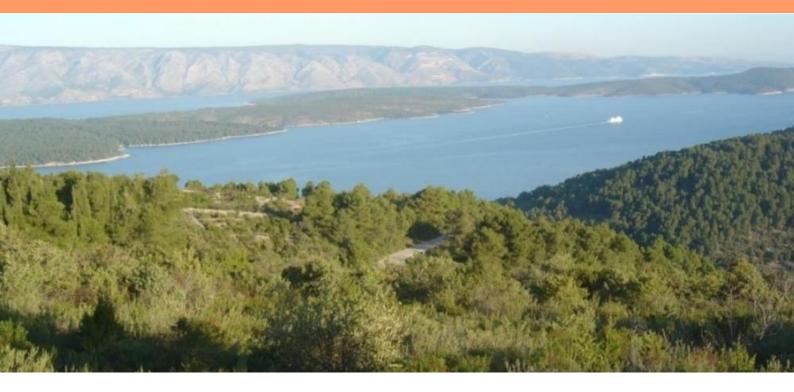
## Land plot Starigrad, Dalmatia





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

## **Land plot**Starigrad, Dalmatia



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 kis=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.

## Land plot Starigrad, Dalmatia



Tel: +385 91 357 3071 Viber, Whatsapp adrionikainfo@gmail.com www.adrionika.com