

# Land plot

## M.Losinj, Other islands



<b>Ref</b>	RE-AB-ISL-2
<b>Type</b>	Land plot
<b>Region</b>	Other islands
<b>Location</b>	M.Losinj
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1 m
<b>Plot size</b>	160000 sqm
<b>Price</b>	€ 5 500 000

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One and only chance to become a master of a beautiful island near M.Losinj!

This unique offer is huge land plot of 160 000 sq.m. (=16 hectares of land) for sale on a wonderful island near Mali Losinj, with possibility to take the rest of the island in concession. Total area of the island is 330 000 sq.m. There is a handful of lovely islands round Mali Losinj called Losinj archipelago and this property belongs to this conglomerate.

It is a beautiful isolated paradise with Mediterranean vegetation cca. half a mile from prestigious Losinj island which is a favourite location of oligarchs.

The nearest port on Losinj is cca. two miles from the island. It is rather close distance to be easily reached by speed boat and far enough to be perfectly remoted from the tourists.

Presently on the island there are four old stone buildings of 50-100 m<sup>2</sup> and there is a possibility of building up other four buildings. There is no central infrastructure (no potable water, sewage and electricity). Autonomous ECO-system can be installed.

The terrain morphology is quite mild, with the highest peak not exceeding 11 m. The vegetation is typical of this part of the Mediterranean: pinewoods and macchia. The residents of the island used to engage in cattle in olive growing, winegrowing and cattle breeding. The island still shows remains of fenced olive groves, outhouses and facilities for accommodation of cattle, built by the dry stone wall technique. Brackish water springs in two places in the central plain of the island.

By Article 10 of the Law on Amendments to the Law on Spatial Planning and Construction, it is possible to build a building on the islands on an area of 30,000 m<sup>2</sup> (3ha) for registered family farm and the provision of catering and tourist services in a rural household, crafts registered to perform agricultural or legal persons registered for agriculture and away from the coastline of at least 100 m, and 50 m on the islands and which has a ground floor (P) to 400 m<sup>2</sup> building (gross) area and the maximum height of up to 5m and /or completely buried basement (Po) to 1,000 m<sup>2</sup> building (gross) area. Croatian legal entity formation is needed for purchase by overseas buyers.

For the construction of 4 locations on the island, a preliminary design was made by a well-known Croatian architect.

It is possible to moor a yacht, there are several old piers.

The island is very special, enriched with palm trees, olive trees and a beautiful beach.

The island can be a perfect place for several luxury villas or just one super-luxury palazzo.

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

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expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m<sup>2</sup>:  
34 €

Average price/m<sup>2</sup> of this type  
in this region:  
103 €

Median price/m<sup>2</sup> of this type  
in this region:  
48 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
361 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
250 €



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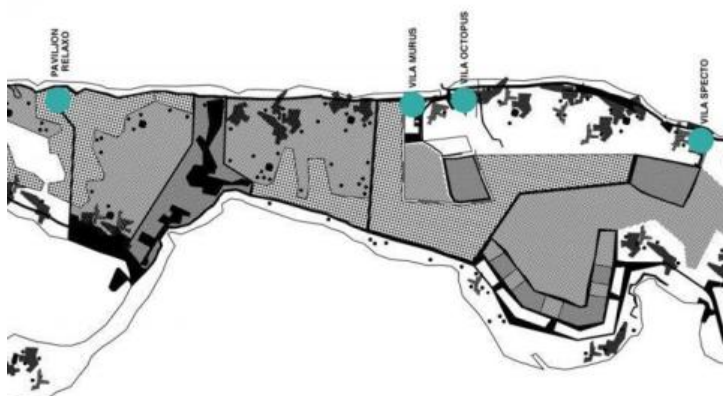
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# Land plot

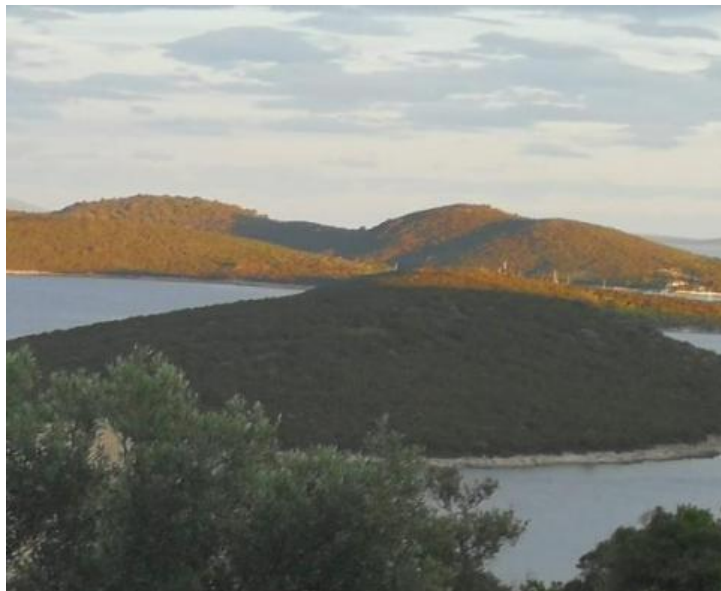
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