

# Land plot

## Hvar, Dalmatia



<b>Ref</b>	RE-LB10898
<b>Type</b>	Land plot
<b>Region</b>	Dalmatia › Island Hvar
<b>Location</b>	Hvar
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	2 m
<b>Plot size</b>	850 sqm
<b>Price</b>	€ 250 000

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Exceptional building land for sale on the island of Hvar, first row to the sea with beautiful open sea view! It is truly a dream property for Hvar!

Land is located in one of the most beautiful bays on the Northern side of the island – Pokrivenik bay.

Total area of land is 850 m<sup>2</sup> within residential and commercial building zone.

Max allowed buildability on the land plot is 250 m<sup>2</sup>.

Electricity and water connections are on the plot, there is also an asphalt road leading up to the land plot which makes it ideal for construction.

It is located on two parcels. They are in mixed, dominantly residential area.

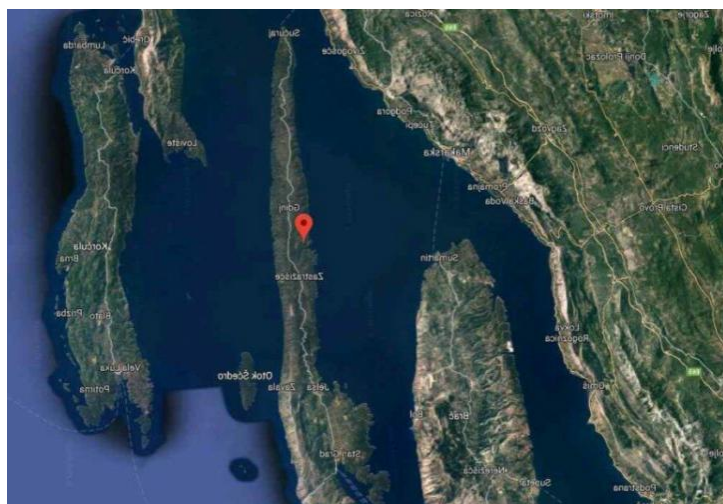
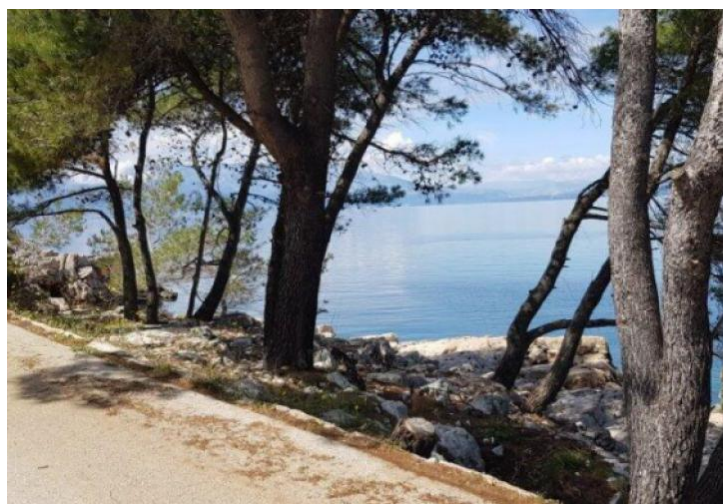
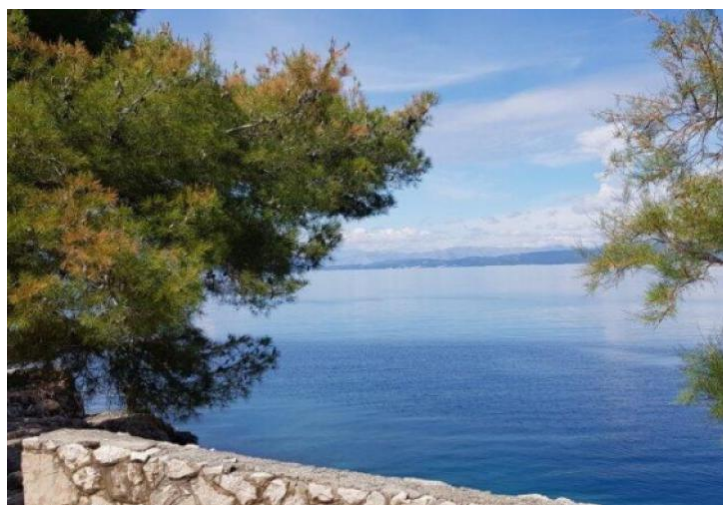
Constructability is 30%, which is app. 255 m<sup>2</sup> since the plot is 850 m<sup>2</sup> total.

Permitted Building height is 9 meters (basement, ground floor + 2 floors).

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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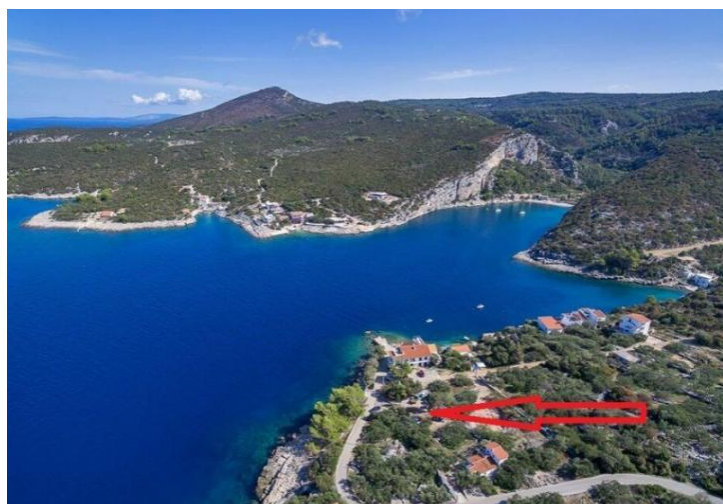
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