

# Land plot

## Mali Losinj, Other islands



|                        |               |
|------------------------|---------------|
| <b>Ref</b>             | RE-AB-MAR-ART |
| <b>Type</b>            | Land plot     |
| <b>Region</b>          | Other islands |
| <b>Location</b>        | Mali Losinj   |
| <b>Front line</b>      | No            |
| <b>Sea view</b>        | Yes           |
| <b>Distance to sea</b> | 100 m         |
| <b>Plot size</b>       | 1200 sqm      |
| <b>Price</b>           | € 600 000     |

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A plot of land with total surface of 1200 m<sup>2</sup> is currently for sale 100 meters from the sea with sea views in Artatore, Mali Losinj island.

According to Artatore's detailed plan, you can build:

Zone M1 (mixed development), the possibility of building 2 villas or two houses with 3 apartments, floor area 150 m<sup>2</sup>, or a maximum of 400 m<sup>2</sup> per property.

Alternatively you can build two multi-family houses of 2 floors, with a maximum of 4 apartments, with a floor area of 250 m<sup>2</sup>.

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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Price per m<sup>2</sup>:  
500 €

Average price/m<sup>2</sup> of this type  
in this region:  
123 €

Median price/m<sup>2</sup> of this type  
in this region:  
33 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
268 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
180 €

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