

# Land plot

## Vodice, Dalmatia



<b>Ref</b>	RE-LB-IRO1292
<b>Type</b>	Land plot
<b>Region</b>	Dalmatia › Sibenik
<b>Location</b>	Vodice
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	5000 m
<b>Plot size</b>	16000 sqm
<b>Price</b>	€ 208 000

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Agricultural land located in the heart of Dalmatia in Vodice cca.5 km from the beaches!  
It is located in a peaceful and quiet area on a slight hill, surrounded by olive groves and holiday houses and untouched nature.

The land plot has an area of 15,988 m<sup>2</sup> (1,5 hectares of land), and is located in the PŠ zone.  
It consists of 2 plots of approx. 8000m<sup>2</sup>.

The land has the possibility of construction and has its own drinking water from a well.

According to the spatial plan of Šibenik County, the built-up area can be 5%-10% of the total area and a maximum height of 8 m, depending on what will be built.  
It means that max brutto surface of building can be 750-1500 sq.m. and it is a lot.

There are currently 63 olive trees and several young fig trees on the land.  
Wild medicinal plants such as immortelle, St. John's wort, thyme, wild sage, wild jasmine, wild jasmine, etc. grow on the land.

The soil here has never been treated with chemicals or fertilizers. Whole territory is fenced and protected by drywall on all sides and is completely cleaned and mulched with stone mulch and ready for ecological planting of both permanent and annual crops, honey production or animal breeding and other agricultural activities.

The air is extremely clean. On the north side there is a pine forest and a hill that also protect against the impact of the Bura.

The orientation of the gentle slope of the land is towards the Southeast, South, so it is also ideal for a vineyard and/or a mixed orchard.

The nearest paved road is 450 m from the plot.

### Advantages:

- ownership properly 1/1, without disputes
- possibility of conversion into urban land
- 3 marked access roads, one of which is used from the direction of Zatonska Street.
- natural stone material for building buildings in the field in larger quantities, suitable for crushing
- there is no cost of connecting to the infrastructure (it can have its own drainage, drowning pit, etc. according to ecological standards)
- cleared of tall trees, branches and maquis, milled stone, ready for planting permanent plantations - own water on the field (investment €12,000)
- 23 olive trees in the genus (8 years old), 40 one-year-old saplings from old strong roots.

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- the possibility of purchasing additional land for the purpose of building a larger villa or holiday home within the plant farm (OPG)
- possibility of lease for 5+ years

This land has exceptional potential for production, processing, agricultural pharmacy, hospitality-tourism and other activities within OPG and the possibility of a quick return on investment!

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>:  
13 €

Average price/m<sup>2</sup> of this type  
in this region:  
319 €

Median price/m<sup>2</sup> of this type  
in this region:  
235 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
267 €

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



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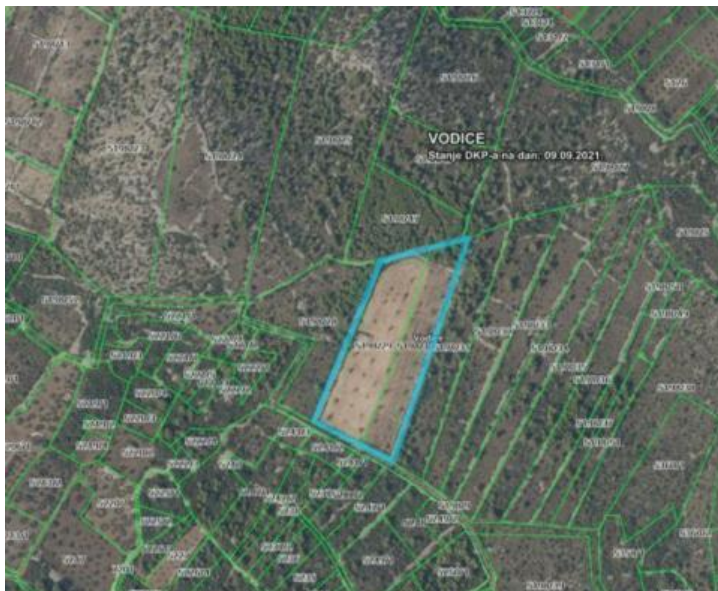
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