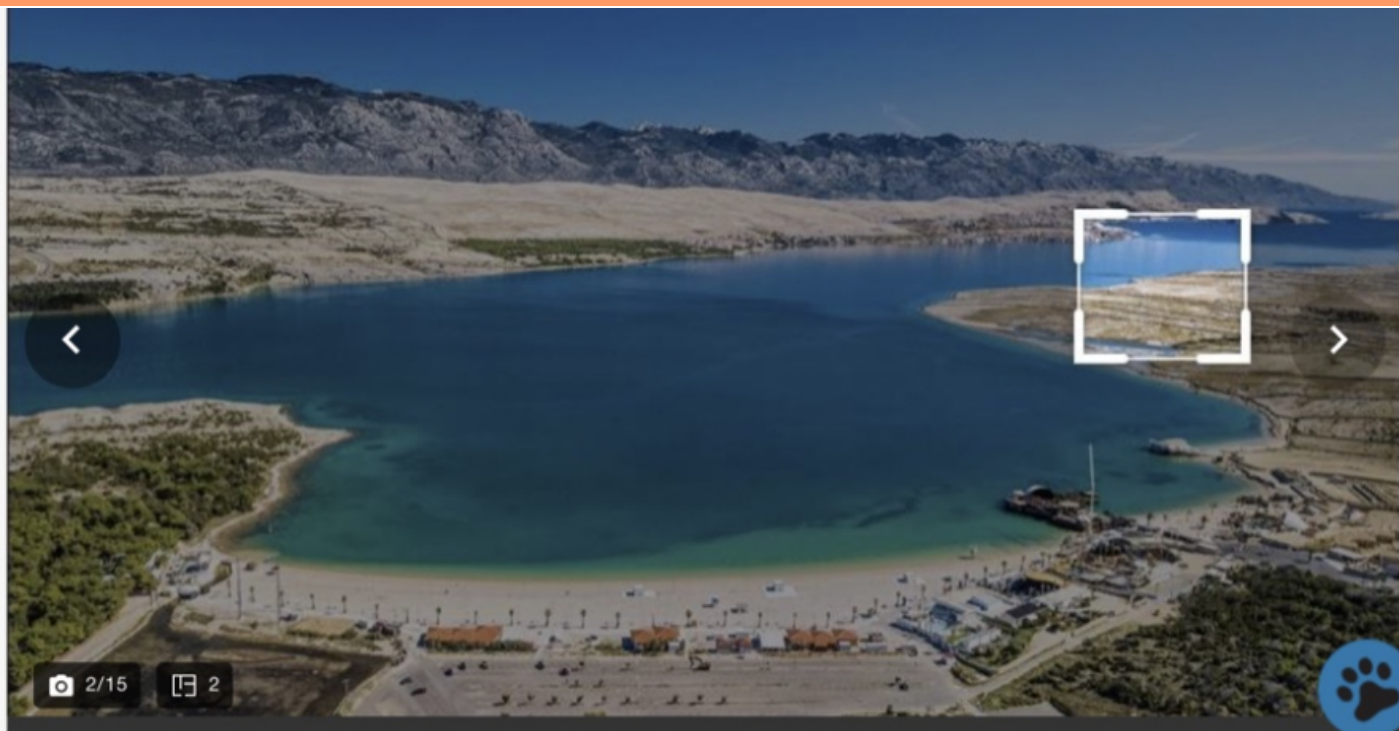


Land plot

Novalja, Kvarner



Ref	RE-U-6642
Type	Land plot
Region	Kvarner › Novi Vinodolski
Location	Novalja
Front line	Yes
Sea view	Yes
Distance to sea	0 m
Plot size	37401 sqm
Price	€ 1 050 000

Land plot

Novalja, Kvarner



Impressive tourist development land plot of 37401m² - FIRST ROW TO THE SEA!

We are selling multipurpose tourist land from 30,000 m² to 134,803 m² in the immediate vicinity of Zrće beach in Novalja on the island of Pag, Croatia.

The total area of the land is 134,803 m², but it is also possible to purchase smaller plots.

The land stretches along the main road Novalja - Zrće - Pag Zadar and all the way to the sea itself, with direct access to the sandy beaches of Prnjica.

The land has its own source of drinking water (a phenomenon on the islands), which provides additional opportunities for commercialization.

SALES OPTIONS:

a) Purchase of the entire plot of 134,803 m²

Of this, in zone T3, approx. 14,000-16,000 m².

The plot is from the highway Novalja - Pag to the beach and the sea.

A spring of fresh water on the property.

PRICE: €2,790,000

b) Purchase of 1/2 - 67,401 m²

Of this, in zone T3, approx. 7,000 m² from the highway itself and all the way to Prnjica beach and the sea.

PRICE: €1,350,000 (without subdivision, only registration of ownership rights, which would be defined by the contract)

c) Land next to the road for OPG with an area of 30,000 m².

The possibility of building a building of up to 1,000 m² underground and 400 m² ground floor: planting olive groves, medicinal plants, a winery with a tasting room and additional accommodation for 100 people (according to the Act on OPGs)

PRICE: €310,000 with subdivision

d) Camping purpose land plot with an area of 37,401 m²

Of that surface approx. 7,000 m² in the T3 zone (construction of the camp and accompanying facilities) and the other 30,000 m² for parking or OPG.

Entrance from the main road, exit directly to Prnjica beach and Umrež with a source of fresh water.

On the beach there is a natural phenomenon in the form of a source of drinking water, one source is in the property (the beach is part of the maritime property and does not enter the square footage of the plot)

PRICE: €1,050,000

Ownership neat 1/1.

It is possible to get a concession of the beachline from Pomorsko Dobro.

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

Land plot

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

Land plot

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Price per m²:
28 €

Average price/m² of this type
in this region:
249 €

Median price/m² of this type
in this region:
263 €

Average price/m² of this type
in Croatia:
361 €

Median price/m² of this type
in Croatia:
250 €

Land plot

Novalja, Kvarner



Land plot

Novalja, Kvarner

