

House

Postup, Southern Dalmatia



Ref	RE-LB-IRO1511
Type	House
Region	Southern Dalmatia › Peljesac
Location	Postup
Front line	Yes
Sea view	Yes
Distance to sea	5 m
Floorspace	44 sqm
Plot size	9500 sqm
Price	€ 550 000

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Old Dalmatian house for complete modernization and expansion with the potential of a luxury villa with a swimming pool - on the 1st line to the sea!

Wonderful sea views are opening!

A house with a garden and agricultural land, due to its composition and location, is ideal for planting one of the highest quality varieties of wine in the world - Postup.

It is located in the village of the same name, Postup village,, 5 km from Orebić on the beautiful Pelješac peninsula!

The house offers a wonderful view of Korčula, Mljet and neighboring islands.

The house has an area of 44 m² and has a garden (building land plot, built before 1968) with an urban area of 1,500 m².

Agricultural land with surface of 8,000 m² extends from the house to the Adriatic sea and a hidden small beach and has all the conditions for ecological production of top quality wine. There are about 10 olive trees on it. It is suitable for camping, bungalows and various tourist facilities.

Part of the land next to the sea has an area of 727 m² and provides access to a hidden, natural beach with crystal clear water, where smaller boats, yachts, kayaks, etc. can be moored.

This land plot is also suitable for some kind of economic activity.

From the house to the beach there is an asphalt road and access by car.

From July 1st 2023. the moratorium on the purchase of agricultural land by foreign nationals expires, and from that date they will be legally equal buyers of agricultural land without any restrictions.

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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