

Land plot

Brac, Dalmatia



Ref	RE-LB-IRO1516
Type	Land plot
Region	Dalmatia › Island Brac
Location	Brac
Front line	No
Sea view	Yes
Distance to sea	200 m
Plot size	1374 sqm
Price	€ 349 000

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Advantageous building land plot only 200 meters from the sea in Povlja village on the island of Brač. Povlja is a quiet Dalmatian place surrounded by attractive bays, ideal for a family holiday and enjoying the sun and crystal clear sea.

The land plot has an area of 1374 m² and is of a regular shape. It is located within the boundaries of an undeveloped mixed-use construction area (residential and residential-commercial).

According to the spatial plan, it is possible to build residential and residential-business buildings with a floor plan area of up to 200 m² and a height of up to 7.5m (Po(S) + G+1 + roof without superstructure).

The land consists of consists of 3 connected land cadastre units:

P1 - 574m²

P2 - 400m²

P3 - 400m²

A 24m² agricultural building was built and legalized on land plot marked P3.

It is possible to buy individual plots at a price of €300/m².

Electricity, water and telephone are connected to the land. Ownership neat 1/1.

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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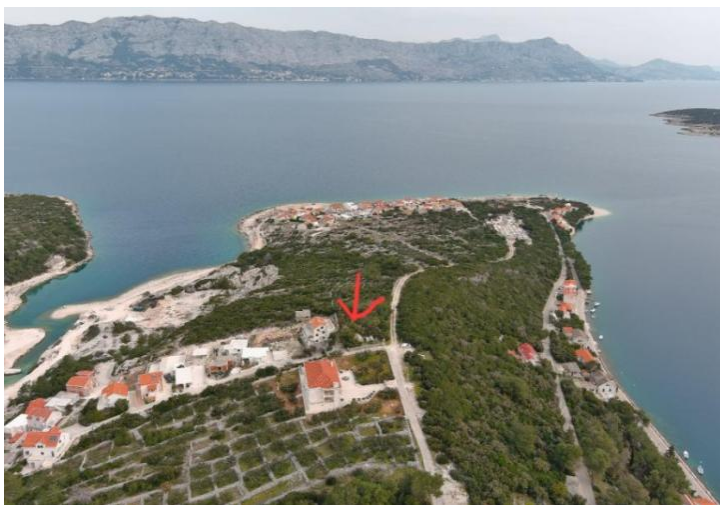
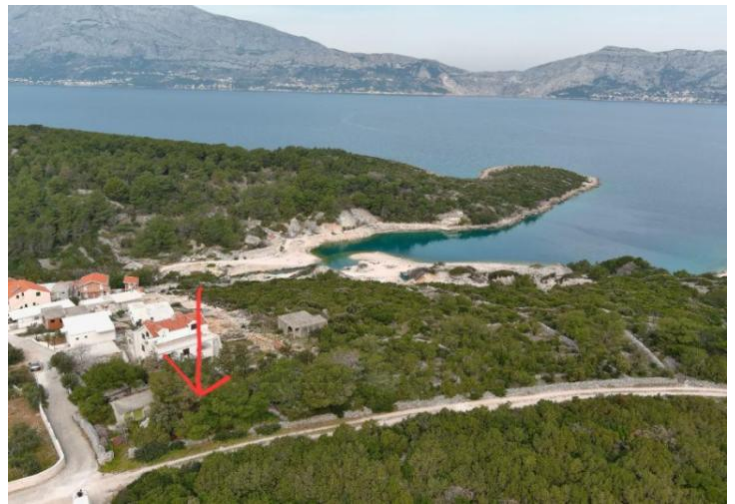
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