

# Land plot

## Jelsa, Dalmatia



<b>Ref</b>	RE-TR-4601-TR029
<b>Type</b>	Land plot
<b>Region</b>	Dalmatia › Island Hvar
<b>Location</b>	Jelsa
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	2 m
<b>Plot size</b>	33000 sqm
<b>Price</b>	€ 4 190 000

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Building land in the touristic zone on 1st row to the sea in Jelsa, Hvar island - right on a sandy beach!  
Total area is 33 000 sq.m., of which 25,350 sqm in the construction area - touristic T2 zone, and the rest undeveloped land.

Terrain is overlooking the sea, it has car access from the bottom and the upper side.

Excellent investment taking into account perfect connectivity of Jelsa, which has a ferry line to Split, Korcula, etc.

Perfect place to build touristic villas and apartments.

Note: UPU is not done yet.

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>:  
127 €

Average price/m<sup>2</sup> of this type  
in this region:  
195 €

Median price/m<sup>2</sup> of this type  
in this region:  
54 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
363 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
250 €

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