

# Land plot

## Šipan island, Southern Dalmatia



<b>Ref</b>	RE-LB-IRO1801
<b>Type</b>	Land plot
<b>Region</b>	Southern Dalmatia > Dubrovnik
<b>Location</b>	Šipan island
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	150 m
<b>Plot size</b>	771 sqm
<b>Price</b>	€ 199 000

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Nestled in the enchanting coastal town of Šipanska Luka on the idyllic Šipan Island, a mere 150 meters from the lapping waves of the Adriatic Sea, lies a plot of building land poised for distinction.

Šipan, the largest gem in the Elaphite archipelago, unfolds its charm just an hour's ferry voyage from the venerable Old Town of Dubrovnik. This locale beckons with the promise of a serene escape, offering respite for those yearning to bask in the tranquility, explore pristine beaches, and savor the delights of local cuisine.

The canvas of opportunity spans 771 square meters, a pristine expanse awaiting the touch of architectural ingenuity. This parcel, although lacking a direct vista of the sea, stands as a clean and level canvas, ready to host the dreams of a discerning visionary.

In the embrace of its size and strategic location, this plot unveils itself as an ideal site for the creation of an urban villa, complete with the allure of a private swimming pool—an oasis destined for personal retreat or a savvy investment in the flourishing tourism of this Adriatic haven. Here, where the sea breeze mingles with architectural aspirations, the promise of an exceptional retreat awaits realization.

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>:  
258 €

Average price/m<sup>2</sup> of this type  
in this region:  
430 €

Median price/m<sup>2</sup> of this type  
in this region:  
98 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
266 €

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

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