

# Land plot

## Vrsi, Dalmatia



<b>Ref</b>	RE-LB-IR01832
<b>Type</b>	Land plot
<b>Region</b>	Dalmatia › Zadar
<b>Location</b>	Vrsi
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	6000 m
<b>Plot size</b>	756 sqm
<b>Price</b>	Price upon request

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Urban land in Dalmatia, in Poljica, 23 km from the city of Zadar.  
The nearest beach with beautiful clear sea is 6 km away.

The terrain has a regular shape with an area of 756 m<sup>2</sup>.

The construction of a building with a floor plan area of 226.80 m<sup>2</sup> is foreseen on the land,  
It is possible to construct a building up to 10 m in height and with a maximum of 5 residential units. The construction of swimming pools is also allowed.

The total area of all 5 luxury residential units, if a residential villa with three floors were to be built, can be 680.40 m<sup>2</sup>.

There is a conceptual solution for the construction of 5 residential units on 3 floors, with the provision that each unit can have 136.08 m<sup>2</sup>.

There is also a conceptual solution of how to achieve two units of 68.04 m<sup>2</sup> in 4 units (out of 5 possible), and that everything does not exceed the given limits according to the location permit.

In this case, 8 smaller residential units of 68.04 m<sup>2</sup> can be built.

Electricity and water connections are approx. 50 m away.

The construction of a bicycle path is planned in due course with the land.

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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