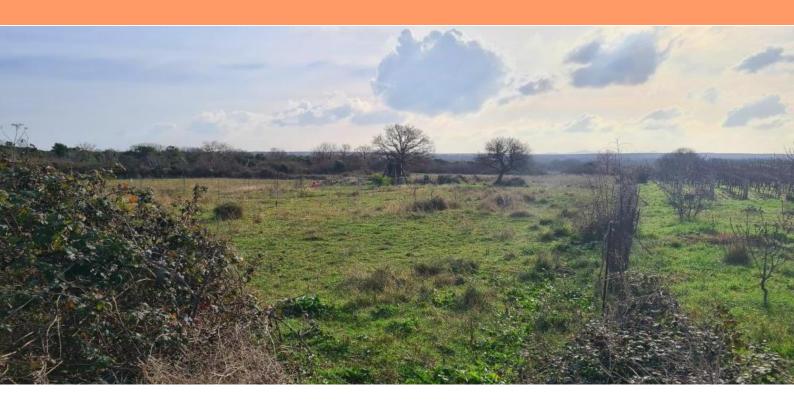
Land plot Vrsi, Dalmatia





Ref RE-LB-IRO1832

Type Land plot

Region Dalmatia > Zadar

LocationVrsiFront lineNoSea viewNo

Distance to sea6000 mPlot size756 sqm

Price Price upon request

Land plot Vrsi, Dalmatia



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 m².

The construction of a building with a floor plan area of 226.80 m² 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 m².

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 m².

There is also a conceptual solution of how to achieve two units of 68.04 m² 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 m² 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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