

# House

## Peljesac, Southern Dalmatia



<b>Ref</b>	RE-LB-20081
<b>Type</b>	House
<b>Region</b>	Southern Dalmatia › Peljesac
<b>Location</b>	Peljesac
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	5 m
<b>Floorspace</b>	110 sqm
<b>Plot size</b>	1800 sqm

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<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 1 400 000

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Exceptional waterfront property located on the Peljesac peninsula in the village of Kuciste, positioned on the southern side of the peninsula.

This south-oriented property boasts an unparalleled first-row position to the sea, offering privacy with no neighbors behind and only to the sides. It also offers mooring possibility for a boat.

The steep 1800 m<sup>2</sup> land plot of land features seven levels, including an upper level adorned with a forest.

Comprising two houses, one measuring 65 m<sup>2</sup> (built in 1930) and the other 50 m<sup>2</sup> (built in 2021), the property also includes two cisterns (27 & 38 m<sup>3</sup>), a recently constructed septic tank (18 m<sup>3</sup>), and a spacious parking lot (87 m<sup>2</sup>). Beneath the main terrace, accessible from the lowest plot level, there is a 17 m<sup>2</sup> space traditionally used as a summer kitchen. The plot underwent cleaning last year, including the addition of several new walls.

A professional project is available for the potential demolition of the old house. The plot extends 30 meters along the coastline, offering a stunning view.

The property is approximately 200 m from the village center, making it the most attractive plot in Kuciste. Additionally, there is an accepted renovation plan from authorities for the mole below the property, suitable for sunbathing and boat mooring.

The property boasts a breathtaking view of the island of Korcula and the UNESCO World Heritage old city of Korcula. The west side of the city often features anchored cruise vessels, highlighting the allure of this area. The island itself offers a myriad of recreational activities, including windsurfing and kitesurfing (with world championships held in Viganj), wakeboarding, paragliding, cycling, mountain climbing, hunting, and fishing. Locations of such extraordinary beauty and versatility are rarely available for sale.

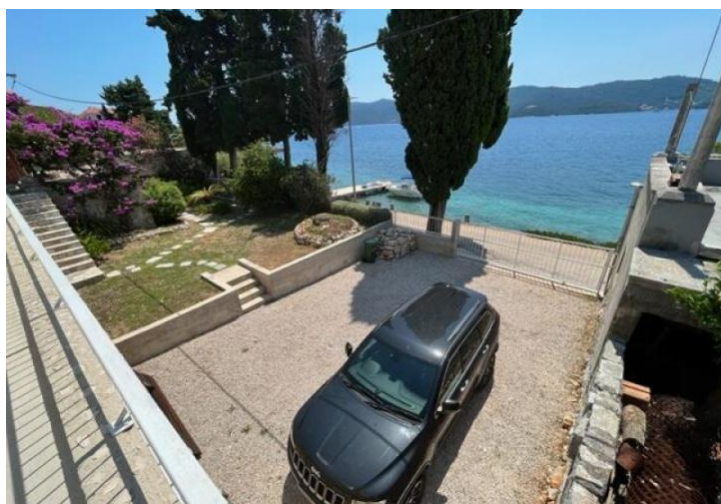
This property is ideal for a tranquil retreat, offering a serene environment with never-crowded surroundings and turquoise crystal-clear waters. Additionally, the property holds significant potential as an excellent commercial investment, given its unique features and the attractiveness of the surrounding area.

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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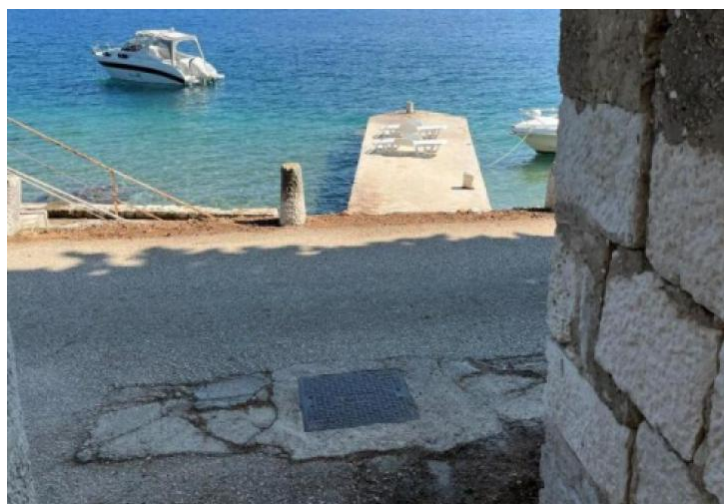
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