

# Land plot

## Vela Luka, Southern Dalmatia



<b>Ref</b>	RE-LB-IRO2021
<b>Type</b>	Land plot
<b>Region</b>	Southern Dalmatia › Island Korcula
<b>Location</b>	Vela Luka
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	60 m
<b>Plot size</b>	2371 sqm
<b>Price</b>	€ 260 000

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We mediate in the sale of a construction plot of approximately 2371 m<sup>2</sup> on the island of Korčula, in a wonderful bay near Vela Luka, 60m from wateredge.

The land is elevated, gently sloping, cleared, and ready for the construction of a family home or a holiday house. An asphalt road leads to the beach, which is only a few minutes' walk away. There is an access road to the plot itself, and infrastructure is nearby, so the new owner can obtain all the necessary permits for construction. On the land, there is also a collapsed old traditional stone house of 20m<sup>2</sup> built before 1968, which represents additional value. The ownership is clear and without any burdens.

The location of this plot is in a peaceful environment only 60m from the beautiful beach in the quiet bay, and just 7-8km away from Vela Luka and Blato.

The plot offers an open view of the turquoise sea and the open sea and the entire bay.

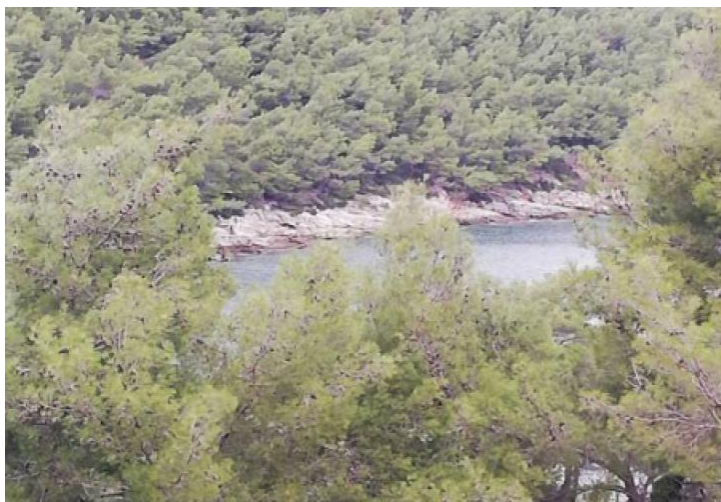
The surroundings are a pine forest with the scent of the sea and the sound of crickets and nature, and on the eastern side, there is a beautiful cultivated olive grove. This location is one of the few preserved gems of the Croatian islands and provides an idyllic setting to escape from stress and city crowds.

Don't wait, so you don't miss out on such a good opportunity.

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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