

Land plot

Vela Luka, Southern Dalmatia



Ref	RE-LB-IRO2023-BIL033
Type	Land plot
Region	Southern Dalmatia > Island Korcula
Location	Vela Luka
Front line	Yes
Sea view	Yes
Distance to sea	5 m
Plot size	8800 sqm
Price	€ 1 400 000

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A Rare Gem on Korčula Island - on the 1st line to the sea!

A vast land parcel spanning 8,800 m², nestled by the pristine sea in the enchanting village of Račišće, just 12 km west of Korčula town.

This expansive plot is more than just land; it's a canvas for visionary development. Whether you envision an exclusive residential enclave, a luxurious hotel, or a captivating tourist resort, this generous 8,800 m² plot offers endless opportunities for innovative architecture and bespoke amenities.

Within the 5,500 m² designated for construction, residential buildings featuring a ground floor and up to three additional levels can be erected, with the added potential for underground parking facilities. The natural topography of the terrain lends itself beautifully to the creation of cascading architectural designs, enhancing the plot's unique character.

The remaining 3,300 m² presents boundless potential for additional amenities such as tennis courts, swimming pools, parks, playgrounds, or ample parking spaces. With its southwest orientation, the land ensures abundant sunlight and breathtaking panoramic views of the picturesque bay.

Situated at the entrance of the bay, the location offers unparalleled privacy and tranquility, while essential amenities and services are just a short stroll away. For boating enthusiasts, the sheltered bay serves as an ideal anchorage.

This exceptional opportunity marries a coveted seaside location with immense potential for crafting a magnificent development. Don't miss the chance to turn your dreams into reality and invest in this unparalleled treasure on the captivating island of Korčula.

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 m²:
159 €

Average price/m² of this type
in this region:
193 €

Median price/m² of this type
in this region:
181 €

Average price/m² of this type
in Croatia:
361 €

Median price/m² of this type
in Croatia:
250 €

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