

# Land plot

## Dubrovnik, Southern Dalmatia



<b>Ref</b>	RE-LB-OTOK7
<b>Type</b>	Land plot
<b>Region</b>	Southern Dalmatia › Dubrovnik
<b>Location</b>	Dubrovnik
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1 m
<b>Floorspace</b>	60 sqm
<b>Plot size</b>	21677 sqm
<b>Price</b>	€ 3 250 000

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The whole green island in Maloston Bay, near Dubrovnik!  
We offer an exceptionally private retreat on a 21,677 m<sup>2</sup> land plot.

The island features a beautiful pine forest providing pleasant shade, a quaint stone building from 1968, and a 60 m<sup>2</sup> cave with a natural source of drinking water, enhancing its unique charm.

The development possibilities are varied: from building an additional stone house surrounded by olive groves or other crops, to establishing a shellfish processing plant with OPG registration.

Given the restrictions on traditional construction on the island, an innovative solution is proposed—floating apartments or hotels. These projects bypass the need for a building permit and instead require a concession for a mooring pier on the island.

The future owner opting for this solution can expect full local support in gathering documentation and submitting the concession application. This will secure a permit for constructing an access pier, essential for connecting the floating apartments.

This unique opportunity not only offers real estate but also the chance to create an exclusive tourist destination immersed in the pristine beauty of the Adriatic Sea.

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 m<sup>2</sup>:  
150 €

Average price/m<sup>2</sup> of this type  
in this region:  
265 €

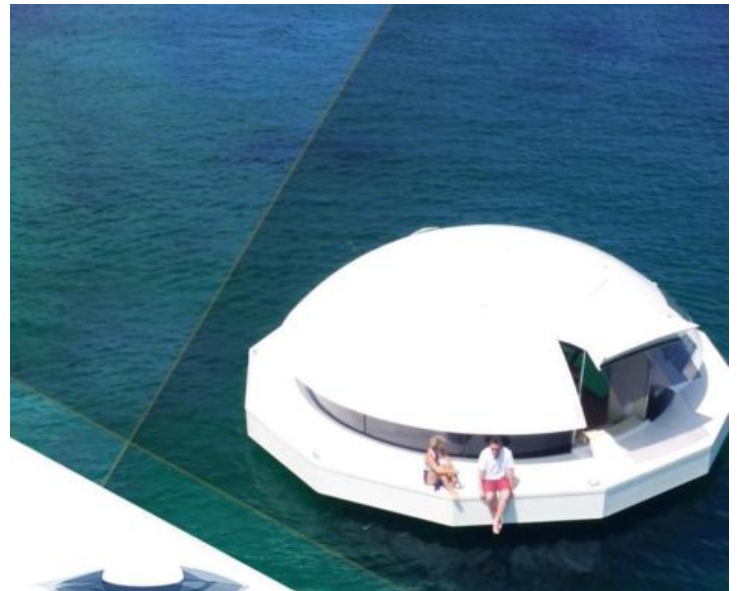
Median price/m<sup>2</sup> of this type  
in this region:  
82 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
361 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
250 €

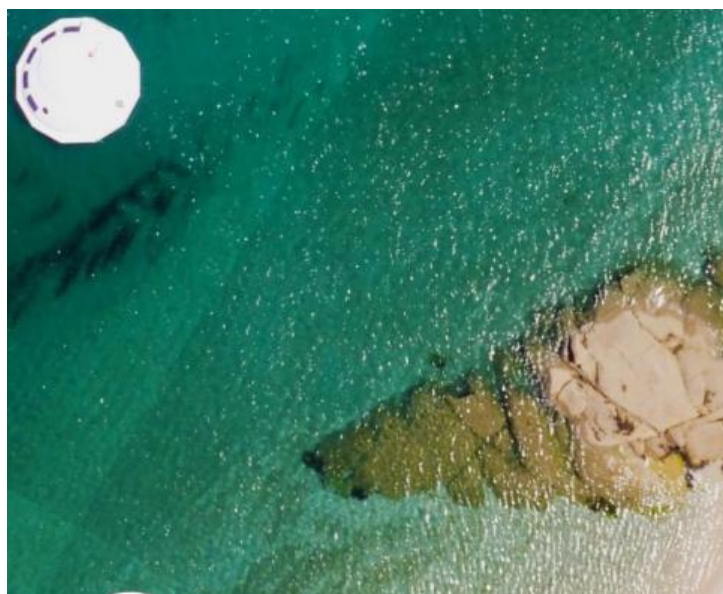
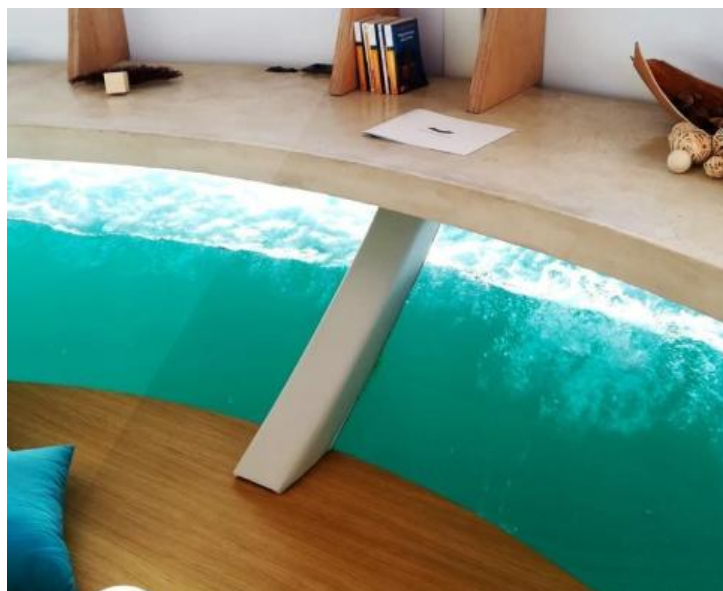
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