

Land plot

Kornati, Dalmatia



Ref	RE-AB-CHA11
Type	Land plot
Region	Dalmatia › Zadar
Location	Kornati
Front line	Yes
Sea view	Yes
Distance to sea	10 m
Plot size	63270 sqm
Price	€ 20 000 000

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Wonderful isolated island near Zadar in the area of Kornati!
Total area to be bought is 63270 sq.m.

The Coast is part of a protected coastal area and habitat to many endangered species such as the bottlenose dolphin, loggerhead turtle, and seahorse. The plan designates an area slightly wider than the existing olive groves or abandoned fields for agricultural expansion.

Within this entire area designated for agricultural development, mechanized land clearing and orchard modernization are allowed, provided that dry stone walls and stone piles are preserved: fences entirely, and stone piles within plots to the extent that they are visible, while traditional terraces with dry stone retaining walls are required on future abandoned fields at least every meter of elevation difference, for the purpose of landscape preservation and erosion control.

In zones designated for agricultural development, the exact position of new buildings is not specified; however, a condition applies that they must be at least 100 meters away from the nearest existing building or a building for which a permit has been issued.

For main buildings in agricultural development zones:

- The height of each floor must not exceed 3 meters.
- The total footprint area must not exceed 100 square meters of the enclosed part of the main building plus 100 square meters of canopy on the ground/basement floor.

Auxiliary buildings, such as storage units, may be constructed on the same plot as the main building, provided they have one above-ground floor and their total footprint area does not exceed 30 square meters in agricultural development zones.

Upon the enforcement of the spatial plan, the planned project - namely, the construction of fishing houses or multiple smaller buildings for tourism or hospitality services - may be realized.

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:
316 €

Average price/m² of this type
in this region:
309 €

Median price/m² of this type
in this region:
233 €

Average price/m² of this type
in Croatia:
363 €

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

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