

# Land plot

## Pasman, Dalmatia



<b>Ref</b>	RE-LB-IRO1988
<b>Type</b>	Land plot
<b>Region</b>	Dalmatia › Zadar
<b>Location</b>	Pasman
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	350 m
<b>Plot size</b>	1292 sqm
<b>Price</b>	€ 142 120

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In the serene town of Ždrelac, nestled on the tranquil island of Pašman within the enchanting Zadar archipelago, 350 meters from the sea lies an alluring parcel of land spanning 1292 square meters.

This plot, adorned with verdant foliage and a sense of seclusion, boasts a prime location along the main thoroughfare of the island, yet remains shrouded in privacy by towering trees.

Bearing ample space and an advantageous position, this land presents an ideal opportunity for development.

A meticulously crafted project plan, expertly designed by a reputable architectural firm, envisions a grand structure measuring 12x14 meters, encompassing a total area of 329.46 square meters. From the vantage point of the first floor, a breathtaking vista of the sea unfolds, offering scenic views towards Zadar and the neighboring towns.

Situated on flat terrain, slightly elevated from the road, this plot enjoys close proximity to the beach, boat dock, and town center, all accessible within a mere five-minute stroll.

Adding to its allure, a footpath adorns the rear of the land, facilitating effortless access to the sea and sandy shores.

Moreover, the essential connections for electricity and water are readily available, streamlining the construction process and paving the way for a swift commencement of the envisioned project.

In this haven of tranquility and opportunity, the promise of a splendid future awaits, beckoning forth those with the vision to seize it.

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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