

# Land plot

## Ston, Southern Dalmatia



<b>Ref</b>	RE-LB-IRO2071
<b>Type</b>	Land plot
<b>Region</b>	Southern Dalmatia › Pelješac
<b>Location</b>	Ston
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	5 m
<b>Floorspace</b>	1400 sqm
<b>Plot size</b>	216904 sqm

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**Price**

€ 3 970 000

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Nestled in the picturesque Gulf of Ston on the sunny side of Pelješac island, this breathtaking farm land boasts a stunning view extending toward the island of Mljet.

Spanning an impressive 216,904 m<sup>2</sup>, the land includes an access to a 170-meter-long beach.

This exceptional plot offers boundless potential, making it an ideal canvas for a luxury tourist destination. There is ample space for constructing a marina to cater to nautical tourism.

The property features charming stone houses from 1968, ready for renovation to match your vision. Recently installed electricity and water infrastructure ensures modern comfort and convenience.

The land is perfect for building up to seven luxury villas, each up to 400 m<sup>2</sup>, with an additional underground floor up to 1,000 m<sup>2</sup>, suitable for use as a wine cellar or similar purposes.

For wine enthusiasts, this location is paradise. Pelješac is renowned for its vineyards and indigenous grape varieties such as Plavac Mali, Pošip, and Dingač. The plot is also ideal for establishing a winery, allowing you to savor the unique atmosphere and flavors of the region.

The land is adorned with olive groves and Maginja bushes, adding to its natural beauty. With the approval of the Municipality of Ston, there is potential for developing a hotel, tourist resort, or car camp, with zoning options T1, T2, or T3.

This land offers limitless possibilities for your tourism vision, enabling you to bring your dreams to life and create an unforgettable experience for future guests.

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.

### **Property advantages:**

Modern

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Price per m<sup>2</sup>:  
18 €

Average price/m<sup>2</sup> of this type  
in this region:  
118 €

Median price/m<sup>2</sup> of this type  
in this region:  
50 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
353 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
185 €

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