

# Land plot

## Solta, Dalmatia



<b>Ref</b>	RE-LB-IRO2155
<b>Type</b>	Land plot
<b>Region</b>	Dalmatia › Island Šolta
<b>Location</b>	Solta
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	80 m
<b>Plot size</b>	500 sqm
<b>Price</b>	€ 96 000

Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)

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Urban land plot mere 80 meters from the sea on the island of Šolta island!

Plot of approx. 500 m<sup>2</sup> is located diagonally from the ferry port, offering a magnificent view of the picturesque bay, the open sea and the city of Split.

The land can be easily accessed by car, and the ferry port Rogac is only a 7-minute walk away.

With its perfect size and position, this land plot is ideal for building a luxury villa with a swimming pool, creating your own island oasis.

Price is more than attractive!

Details:

The future house must be semi-detached. The owner has a signed agreement with the neighbor that they must allow this for each other. The neighbor has already started building their house.

There is an agreement signed with the municipality stating that if they ever decide (which is unlikely in the next 20 years) to build a road there, the owner of the parcel must sell them 70 m<sup>2</sup> at market price.

An asphalt road leads to the parcel, and electricity and water connections are on the neighboring parcel.

It takes approximately 7-8 minutes on foot to reach the beach, but the coastline is steeper.

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>:  
192 €

Average price/m<sup>2</sup> of this type  
in this region:  
281 €

Median price/m<sup>2</sup> of this type  
in this region:  
196 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
272 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
187 €



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