

Land plot

Blato, Southern Dalmatia



Ref	RE-LB-IRO2187
Type	Land plot
Region	Southern Dalmatia › Island Korčula
Location	Blato
Front line	No
Sea view	Yes
Distance to sea	30 m
Plot size	772 sqm
Price	€ 162 120

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Prime Building Land Near the Sea on the Island of Korčula, 2d row to the sea!

This stunning 772 m² plot is located just 30 meters from the sea in a charming bay on the southern coast of Korčula Island.

The calm bay, known for its crystal-clear waters, is surrounded by secluded beaches, creating a perfect oasis of tranquility.

The plot offers exceptional potential for constructing a luxury villa, either for personal use or as a lucrative rental investment. Its ideal shape provides great flexibility for architectural planning.

Situated in a prestigious area surrounded by luxurious villas with swimming pools, the land is easily accessible via an asphalt road. Korčula Island is renowned for its rich history, world-class wines, olive oil, and numerous scenic bays and beaches, making it a highly sought-after destination for tourists.

The island enjoys excellent connectivity to the mainland through frequent ferry and catamaran services, enhancing its appeal even further.

Don't miss this unique opportunity to invest in an extraordinary location and realize your dream of luxury living.

Ownership is clear , no burden.

Construction conditions:

- "Within built and unbuilt construction areas on flat terrain, a building may have a maximum of Po/S+P+1+Pk (basement or semi-basement, ground floor, first floor, and attic), meaning it can be no higher than 10.2 meters.

Within built and unbuilt construction areas on sloped terrain, a building may have a maximum of Po/S+P+1 (basement or semi-basement, ground floor, and first floor), meaning it can be no higher than 9 meters.

A sloped terrain, as defined in this article, is considered to have a minimum incline of 33%.

In the attic, the following elements are allowed:

- Roof windows flush with the roof surface;
- Roof windows constructed with an additional parapet wall higher than 1.2 meters (so-called "belvedere" or "luminar" – single-pitched, double-pitched, or triple-pitched) if they are not used as doors leading to a terrace or balcony.

Roof openings may occupy a maximum of one-third of the length and surface area of the roof section or façade

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above which they are constructed".

Coefficients:

KIG:

>500 m² - 0,35

500 m² and smaller - 0,4

KIS:

>500 m² - 1,0

500 m² and smaller - 1,2

To be absolutely sure what can be built, an architect must be contacted.

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:
210 €

Average price/m² of this type
in this region:
195 €

Median price/m² of this type
in this region:
188 €

Average price/m² of this type
in Croatia:
272 €

Median price/m² of this type
in Croatia:
187 €

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