

Land plot

Razanj, Dalmatia



Ref	RE-LB-IRO2319
Type	Land plot
Region	Dalmatia › Šibenik
Location	Razanj
Front line	No
Sea view	Yes
Distance to sea	100 m
Floorspace	380 sqm
Plot size	760 sqm
Price	€ 350 000

Introducing a New Luxury Tourism Project on the Adriatic Coast in Rogoznica Area just a Few Steps from the Sea!

Overview

We are excited to present a premier luxury tourism development along the Adriatic coast, 100 meters from wateredge.

Key Features

- **Company Ownership**
- **Building Permits**
- **Luxury Villas with Pools**
- **Investment Opportunity**
- **All-in-One Solution**

This exclusive project consists of **four luxury villas** with private pools, situated in a prime coastal location, designed to offer the highest standards of elegance and comfort. Each villa will feature spacious interiors, beautifully landscaped gardens, private pools, and breathtaking panoramic views of the Adriatic Sea.

Project Status

- Two building permits have been finalized.
- The remaining two permits are currently being processed.

This project offers a unique investment opportunity for those seeking to enter the luxury tourism market or for private investors seeking an exclusive destination.

Investment Options

1. Individual Villa Investment:

Purchase a company with a permit for one villa of 380 sq.m. (sellable surface).

- Price: **€350,000 - €450,000**, depending on the size of the plot (760 sq.m. - 350 000 eur).

Land plot

Razanjski, Dalmatia



2. Full Project Purchase:

Acquire the entire project, including four villas, permits, and companies.

- Price: **€1,603,800**

Note: If purchasing the land and project without the company, **25% VAT** will be added. The companies were established solely for this project and have no other business activities.

For further information or inquiries, please feel free to contact us.

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:

Building permit

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Price per m²:
461 €

Average price/m² of this type
in this region:
367 €

Median price/m² of this type
in this region:
400 €

Average price/m² of this type
in Croatia:
267 €

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

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