

Land plot

Pisak, Dalmatia



Ref	RE-LB-IRO2328
Type	Land plot
Region	Dalmatia › Omis
Location	Pisak
Front line	No
Sea view	Yes
Distance to sea	60 m
Plot size	1771 sqm
Price	€ 708 400

Attractive Building Plot in Pisak - A Prime Location Near the Sea, mere 60 Meter from Wateredge!

This exceptional building plot is situated in Pisak, a charming fishing village nestled between Omiš and Makarska. Located just 60 meters from the sea, the land offers stunning, unobstructed views due to its position, with no construction zone in front of the land plot.

Key Features:

- **Size:** 1,771 m²
- **Terrain:** Slight slope towards the sea (10-15%)
- **Accessibility:** Direct road access, with water and electricity connections nearby

Pisak is renowned for its pristine beaches and a variety of water sports, including surfing, sailing, diving, and rafting. The village embodies an authentic Dalmatian atmosphere, offering a peaceful environment perfect for investment or building a luxury villa.

Land Use and Building Conditions:

- **Zoning:** Residential (S)
- **Minimum Plot Area:** 600 m²
- **Minimum Plot Width:** 16 m
- **Maximum Building Plot Coverage (KIG):** 0.3
- **Maximum Plot Utilization Coefficient (KIS):** 0.9
- **Maximum Gross Floor Area:** 180 m²
- **Maximum Building Height:** Ground floor + 2 stories (P+2), up to 10 meters, in compliance with specific regulations

This is a rare opportunity to invest in one of the Adriatic's most desirable destinations, perfect for creating a dream home or a premium rental property.

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:
400 €

Average price/m² of this type
in this region:
468 €

Median price/m² of this type
in this region:
355 €

Average price/m² of this type
in Croatia:
268 €

Median price/m² of this type
in Croatia:
182 €

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