

# Land plot

## Podsolarsko riviera, Dalmatia



<b>Ref</b>	RE-LB-40077
<b>Type</b>	Land plot
<b>Region</b>	Dalmatia > Šibenik
<b>Location</b>	Podsolarsko riviera
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	70 m
<b>Floorspace</b>	439 sqm
<b>Plot size</b>	612 sqm
<b>Price</b>	€ 580 000

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Rare land plot on the 1st construction line to the sea next to new luxury yachting club under construction!

Total land area - 612 m<sup>2</sup>.

The land plot has a permit for the construction of a villa of 439 m<sup>2</sup> with a swimming pool.

The price of the land plot is 580,000 € without VAT

The price includes:

- 1.Price of the land plot
- 2.Paid design work
- 3.Paid building permit
- 4.Paid utility taxes for construction
- 5.Paid connection to infrastructure (electricity, water, sewerage)

The price does not include the obligation to the city of Šibenik for shared participation in the construction of the remaining public roads of the Podsolarsko zone in the amount of 40,000 € to 60,000 €

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:**

Swimming pool

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Price per m<sup>2</sup>:  
948 €

Average price/m<sup>2</sup> of this type  
in this region:  
371 €

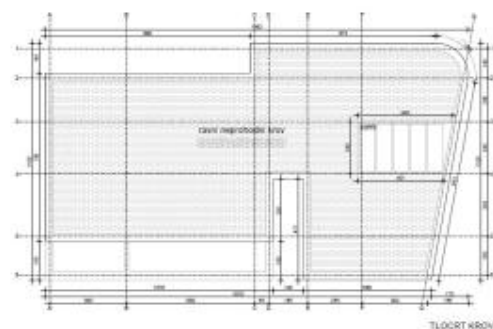
Median price/m<sup>2</sup> of this type  
in this region:  
275 €

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

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

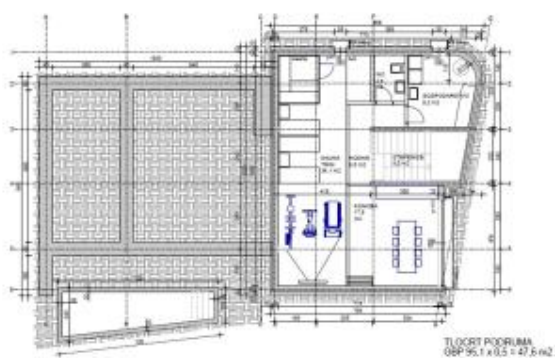
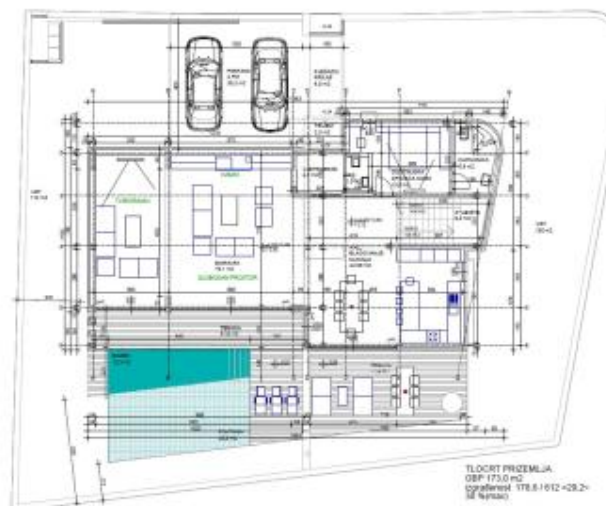
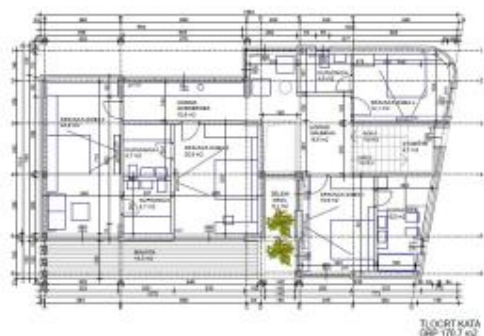
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