

# Land plot

## Dubrovnik, Southern Dalmatia



<b>Ref</b>	RE-AB-OTOK-3
<b>Type</b>	Land plot
<b>Region</b>	Southern Dalmatia › Dubrovnik
<b>Location</b>	Dubrovnik
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	0 m
<b>Plot size</b>	155000 sqm
<b>Price</b>	€ 6 500 000

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Truly priceless island in South Dalmatia in Dubrovnik area just 500 meters from nearest mainland harbour with restaurants and shops!

Possibility of mooring for a yacht construction on the island!

Dubrovnik centre is cca. 30 minutes drive from this harbour, International airport of Cilipi is within 20 minutes drive. Schools and hospitails are within 15 minutes reach.

Excellent location! Vicinity to all infrastructure and international airport and complete privacy guaranteed.

The island has surface of 155 000m<sup>2</sup>, length is 1.3 km and width of 500 meters. Status of land is agricultural.

On the south side of the island in a meadow there are three engraved stone house immediately by the sea and beautiful sandy beach and there is also a pier for ships.

Houses are ruined and its possible to renovating in the existing dimensions into three separate small apartments.

Larger construction is not allowed.

The island has round shape, low height , flat configuration, the coast is mostly rocky and accessible from all sides and has a few small bays with pebbles and sand, it is possible to approach from all sides.

The island is protected by the mainland from the strong northerly winds and a large bay it partially protected from the southern winds and waves.

The sea is shallow around the island because of the large bay where the island is located and on the channel between the island and the mainland is deeply only a few meters.

The island is covered with greenery, mostly pine trees and low vegetation.

Water is present on the island but all the system should be redone. There is no central electricity and central sewage at the moment. There is no central electricity.

A century ago there was a wineyard here, an olive grove, but now everything has to be recultivated anew.

It will really be unique and exclusive. There is no similar offer in Dubrovnik area which is of highest demand. Every property for sale in Dubrovnik area is twice as expensive as in any other place of Dalmatia.

Island is rather close to the mainland and has very good connectivity.

Airport of Cilipi is 30 minutes away.

Offers are being considered.

LEGAL NOTE: Purchase procedure will last cca. 5-6 months as Republic of Croatia and Municipality of Dubrovnik have preemptive right of purchase.

For non-citizens of Croatia purchase can be executed in the name of locally established legal entity.

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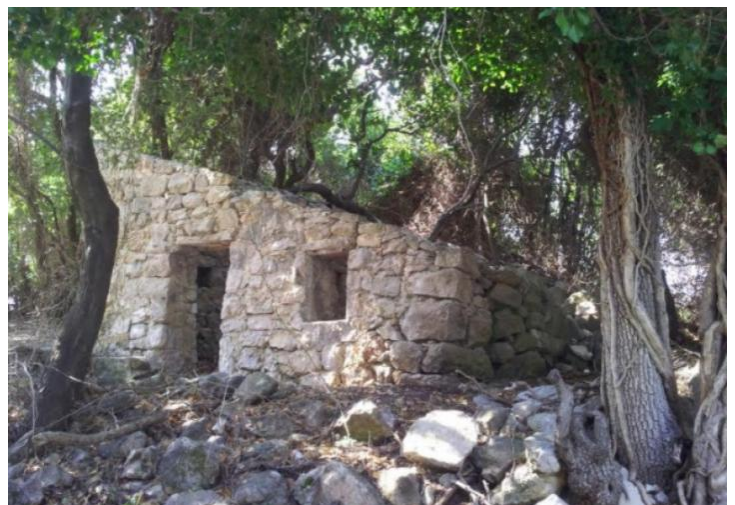


Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.



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