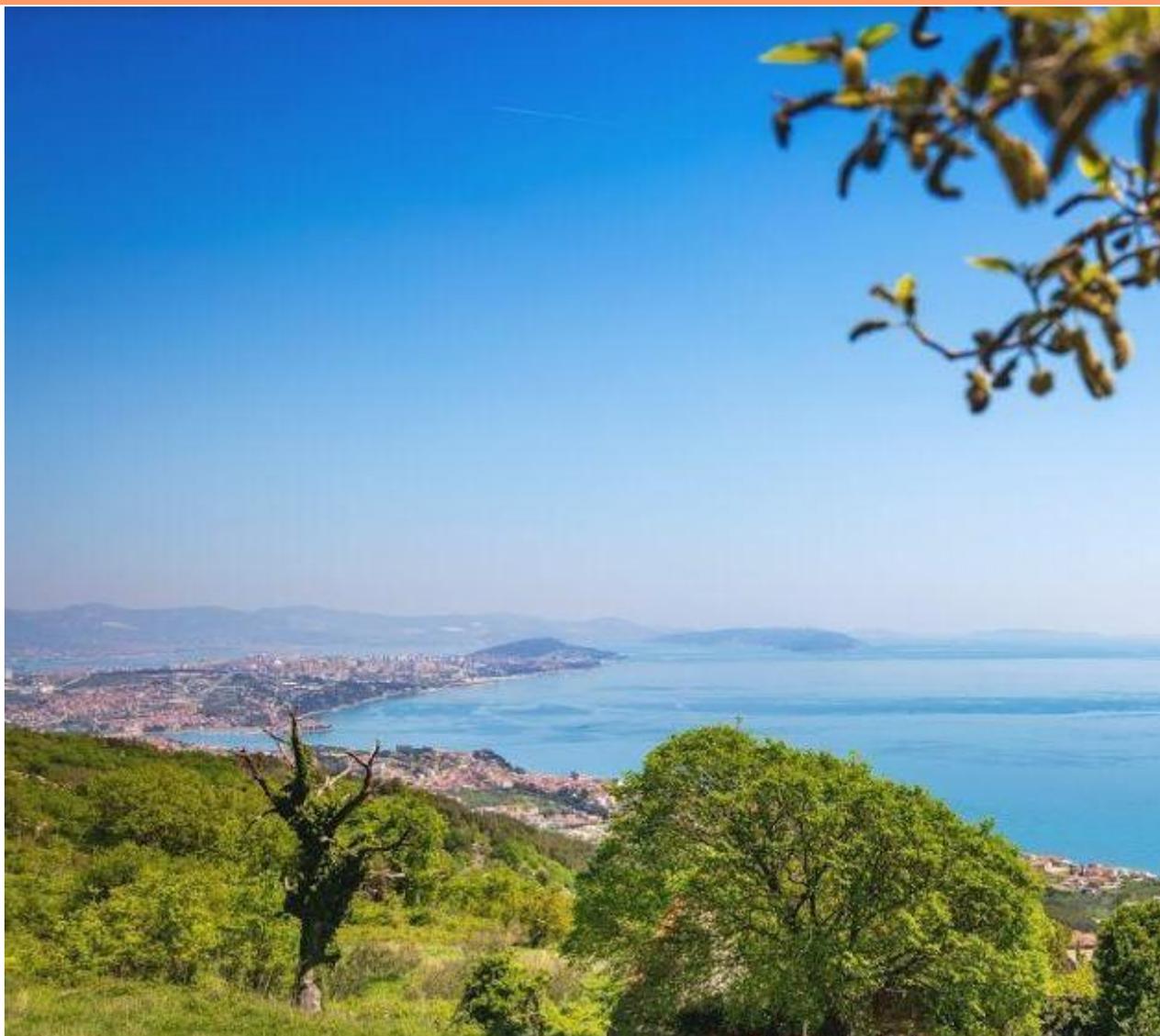


# Land plot

## Podstrana, Dalmatia



<b>Ref</b>	RE-LB10412
<b>Type</b>	Land plot
<b>Region</b>	Dalmatia > Split
<b>Location</b>	Podstrana
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1500 m
<b>Floorspace</b>	400 sqm
<b>Plot size</b>	2200 sqm
<b>Price</b>	€ 260 000

# Land plot

## Podstrana, Dalmatia



Urbanized land plot of a panoramic position with a wonderful view of Podstrana, city of Split and the island of Brač!

The land has a total area of 2200 sqm, of which 1000 sqm is within construction area of the settlement. That part of the land is located in the M1 zone, a mixed-use area mostly for residential construction.

According to the urban plan of the area in which the land is located it is possible to build mostly residential buildings.

According to the urban planning regulations, on building plots smaller than 1200 sqm and larger than 600 sqm, the building coefficient is 0.2.

On a plot of 1000 sqm, a residential building with a maximum footprint of 200 sqm is allowed. The maximum height of the building is two overhead floors. Thus an object can have a total gross floor area of 400 sqm, if the cellar is built, the surface may be larger.

The land is situated on a hill of a beautiful position, in the part of the former settlement which is rich in greenery!

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.

# Land plot

## Podstrana, Dalmatia

