

Land plot

Dol, Dalmatia



Ref	RE-LB10456
Type	Land plot
Region	Dalmatia › Island Hvar
Location	Dol
Sea view	Yes
Distance to sea	2500 m
Floorspace	148 sqm
Plot size	17000 sqm
Price	€ 1 600 000

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Hvar is known as the sunniest Adriatic island known for its winemaking since ancient times. Now it is one of the most demanded Croatian islands, super-popular among French, Irish buyers!

Lavanda aroma is making you happy here, beyond your will!

Views of sea and mountains are more than fantastic, they are heavenly beautiful!

In the heart of the island there are picturesque villages, among which the village of Dol is the most remarkable. It is the area of terraced vineyards which stretch across the hills and valleys.

The famous southern beaches are located right on the other side of the mountain island.

This is a project of a family winery with a building for further breeding, processing and selling top quality grapes from a recognized locality in a limited quantity of wine and placement through its own bottling plant or directly through the wine tasting.

The project consists of two plots, one of which has an area of 7 000 sqm, and the other plot extends to 10 000 sqm. On the parcels are planted grape vines of domestic varieties, such as: kuć, bogdanuša, pošip, merlot, plavac.

In the vineyard itself there is a legalized object of 36 sqm - a apartment that is connected to the plumbing and electricity grid.

On the building part of the land, which is approximately 1500 sqm, there is a family house of 112 sqm with a beautiful garden, a wine cellar for storing grapes and keeping wine and technical facilities. On the first floor there is a wine cellar with production pools and wine storage barrels. On the second floor is a residential part. There is a possibility to raise another floor and attic.

Good auto access. Parking lot for 10 cars.

As Hvar is a well-known Croatian island that is progressing and developing in a tourist direction, such investments can be a right choice because of its diversity and autochthonousness. Old town of Hvar is just 2 km away from this marvellous estate.

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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