

Land plot

Duce, Dalmatia



Ref	RE-LB10583
Type	Land plot
Region	Dalmatia › Omiš
Location	Duce
Front line	No
Sea view	Yes
Distance to sea	250 m
Floorspace	3972 sqm
Plot size	3310 sqm
Price	€ 612 350

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Beautiful spacious building land of 3310 m² in a wonderful location in Duce on Omis riviera!

It is located just 250 meters from the sea, in a position that allows a beautiful view of the sea from every corner of the plot!

The land is meant for construction, it is just 41 km from Split airport!

Land belongs to M1 zone - mixed zone, mainly residential construction.

On the plot is possible to build a four-level building height: ground floor + 3 floors.

The plot has a construction coefficient of 0.3, which means that it is possible to build an object of approximately 993 sqm of footprint.

The utilization coefficient is 1.2, which means that the maximum allowed construction of the building is 3972 sqm of gross residential area.

The distance to the sea and the numerous beautiful sandy beaches is 250 meters.

The land is ideal for a quality family home or few family villas - the area is very peaceful, the view is great and the beaches are in the immediate vicinity, as are the cities of Omis and Split!

There are more construction options on this land!

Contact us for more information, so our architects will present you the best possible solutions according to your requirements!

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:
185 €

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:
272 €

Median price/m² of this type
in Croatia:
187 €

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