

# Land plot

## Solaris, Dalmatia



<b>Ref</b>	RE-LB11028
<b>Type</b>	Land plot
<b>Region</b>	Dalmatia › Sibenik
<b>Location</b>	Solaris
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	150 m
<b>Floorspace</b>	1900 sqm
<b>Plot size</b>	2650 sqm
<b>Price</b>	€ 725 000

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Construction project in exclusive area Solaris near Sibenik, just 150 meters from the beachline across the wood.

Total surface of land plot is 2650 sq.m.

It is possible to construct residential building with apartments of 1900 sq.m. brutto. It is possible to make a swimming pool and bistro.

There is valid building permit.

For sale is a Croatian legal entity (d.o.o.) with a land plot on a balance.

Feasibility calculations available with cca. 26% rentability.

Solaris benefits:

- vicinity to Sibenik city with famous cathederal
- vicinity to Krka waterfalls
- vicinity to Kornati archipelago
- 4\*\*\*\* star resort area Solaris and camping Solaris with multiple restaurants, bars, sport and entertainment facilities
- fantastic beachline
- water attractions and aquapark
- internal lake connected to the sea, with yachting marina

Project is positioned on the first construction line, about 100-150 meters from the beach across the wood.

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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### ka konstrukcija

#### PROJEKTA PRIHODA

PROJEKTA	100%	m2
PROJEKTA POVRŠINA (i terase)		m2
prosječna prodajna cijena		EUR/m2
PROJEKTA		EUR

### PROJEKT SOLARIS

#### OCJENA ISPLATIVOSTI ULAGANJA U IZGRADNJU OBJEKTA

Projekta					
Rok projekta u godinama (maks rok izgradnje i prodaje stanova)					
Skontna stopa					
Neto vrijednost /NPV/					
Interni stopa /IRR/					
Perioda ulaganja /payback period/ u godinama					
Godina	Ukupni primitci	Zemljište i gradnja	Ostali troškovi	Čisti primitci	Kumul. čist. primitci
0	0	1.964.900	103.668	(2.068.568)	(2.068.568)
1	1.535.000	542.100	102.129	890.771	(1.177.796)
2	2.303.000	0	107.972	2.195.028	1.017.232
	3.838.000	2.507.000	313.768	1.017.232	

### Troškovi projekta

#### RAČUN TROŠKOVA

OBJEKT	100%	m2
STROJE PRIJE GRADNJE (ZEMLJA + DOZVOLE)		7
STROJE GRADNJE I NADZORA/ m2	1.000 €	1.8
STROJE FINANCIRANJE (KREDIT)		2.5
po traženom kreditu	1,00%	
po traženom kreditu	8,00%	1
provizija i trošak reklame	3,00%	1
UKUPNI TROŠKOVI PROJEKTA		2.8

### Financijska konstrukcija i dinamika prihoda MODULARNE GRADNJE

#### RAČUN PRIHODA

OBJEKT	100%	m2	
UKUPNA POVRŠINA ZA TRŽIŠTE		%	
UKUPNA POVRŠINA		m2	
prosječna prodajna cijena		EUR/m2	
PRIHODI PROJEKTA	EUR	3.9	
POCJENA PO GODINAMA	100,0%	3.97	
0	2020	30,0%	1.1
1	2021	70.0%	2.7