Investment project
Hvar island, Dalmatia

Adrionika
Real Estate in Croatia



Ref	RE-AB-I-3
Type	Investment project
Region	Dalmatia › Island Hvar
Location	Hvar island
Front line	No
Sea view	Yes
Distance to sea	700 m
Price	€ 2 500 000

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Project of eight attached and two self-standing villas with swimming pools within a high-standard condominium on Hvar island!
Panoramic views 360 degrees, view over Adriatic!

Ready building permit issued in 2019. It is possible to start construction ASAP.
Road, water, electricity are brought to the land plot. Canalization is projected as septik.

The project is done in traditional Dalmatian style, to be in harmony with neighbouring traditional village of Brusje which is withing short walking distance.

Attached villas will have area of 196-200 sq.m. and land plots of 582-642 sq.m.
Detached villas will have total surface of 270-277 sq,.m. and land plots of 847-887 sq.m.

Each attached or detached villa will have two levels.
Lower level is meant for public zone with salon, dining are, kitchen, giest wc, terrace, sunbathing terrace, outdoor summer kitchen and swimming pool.
Upper level is a private and sleeping zoen with hall, three bedrooms, two bathrooms, dressings, terraces and loggias.
Each villa will have 2-3 parking places.

Prices schedule:

- Price for the land is 2,5 mln euro including project, building permit, communal tax, infrastructure works done
- Investor will require equity of cca. 3 mln euro, other costs may be financed by the bank
- Estimated cost of villas realization are from 1,0-1,18 mln euro per villa

Presentation and more detailed information are available upon Buyer presentation and non-binding Letter of Interest.

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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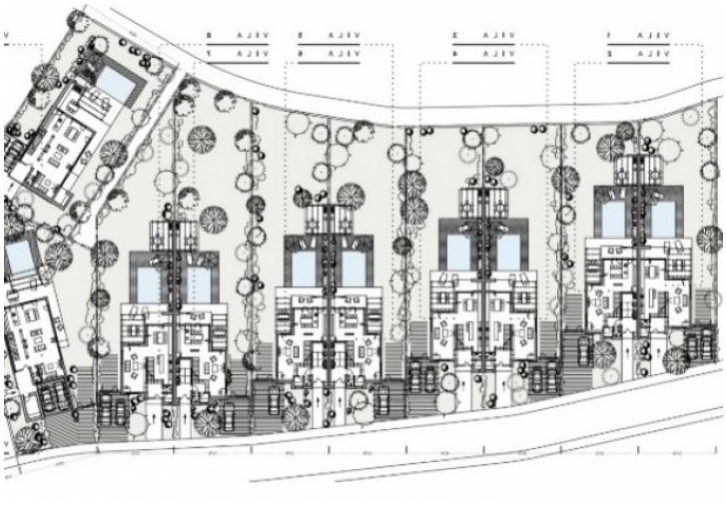
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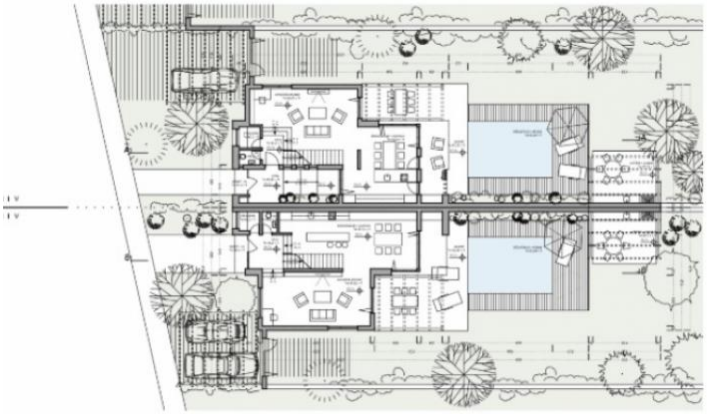


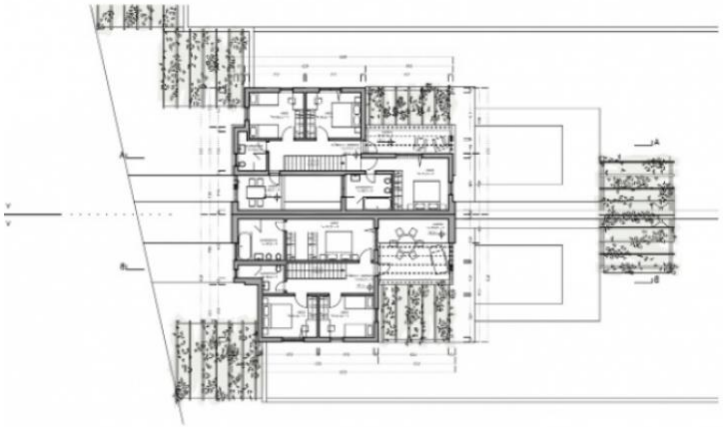
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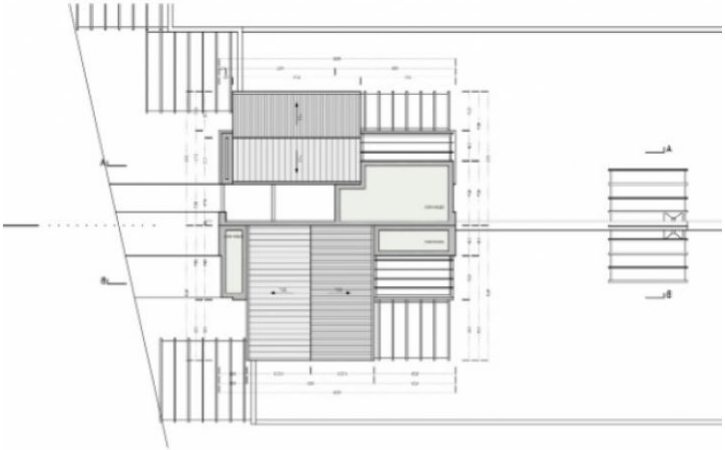
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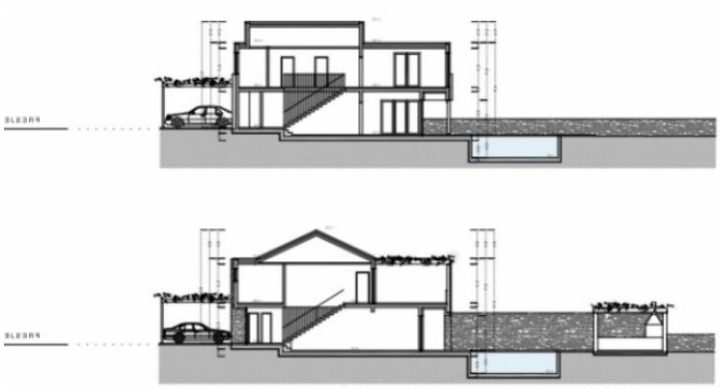
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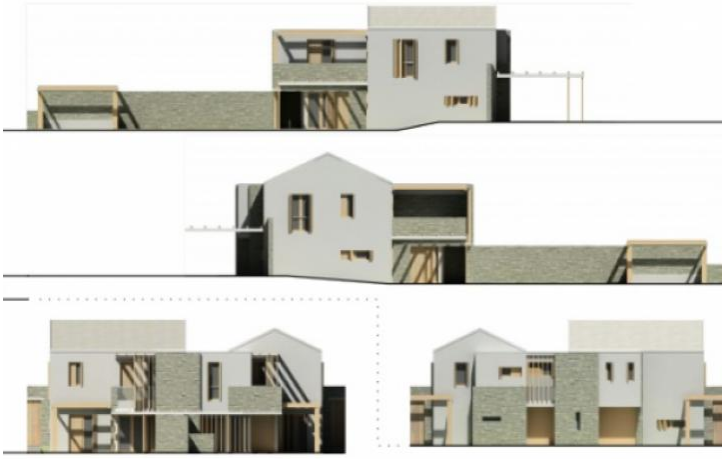
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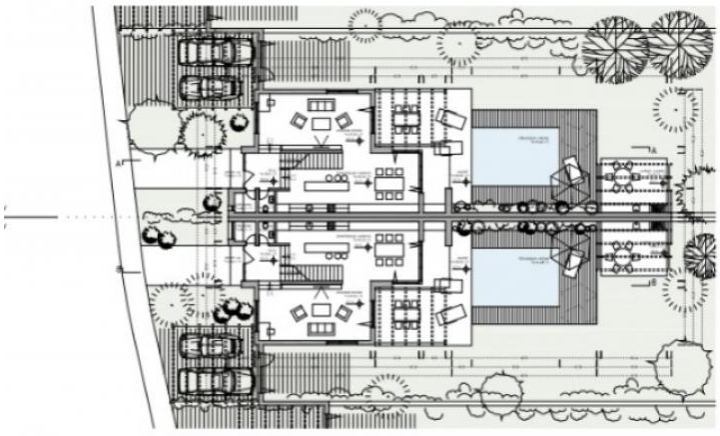










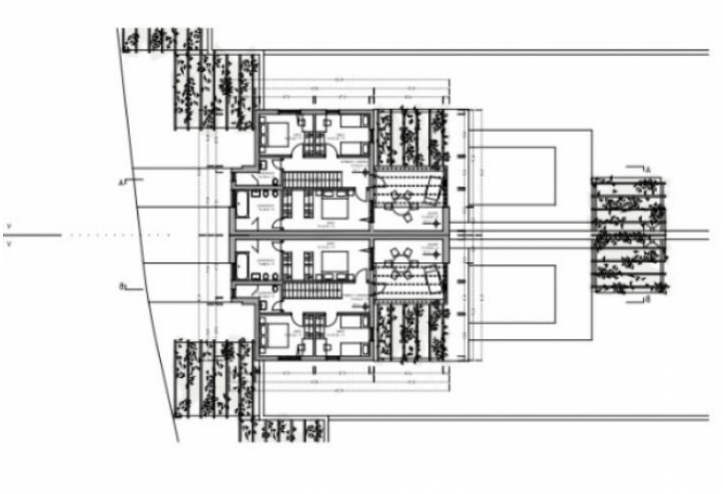


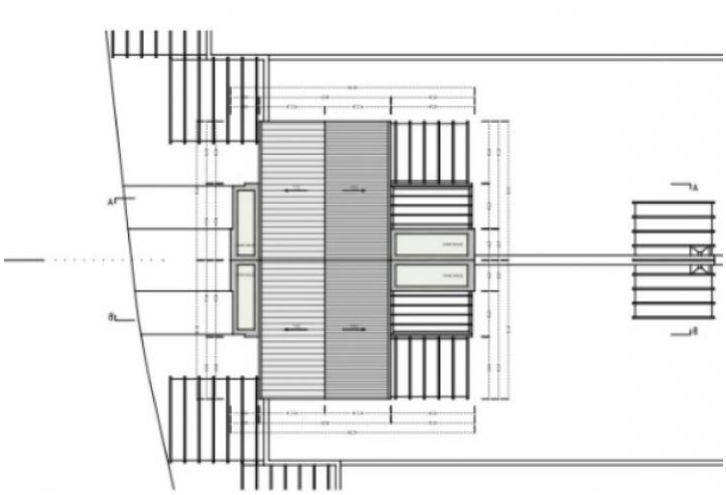
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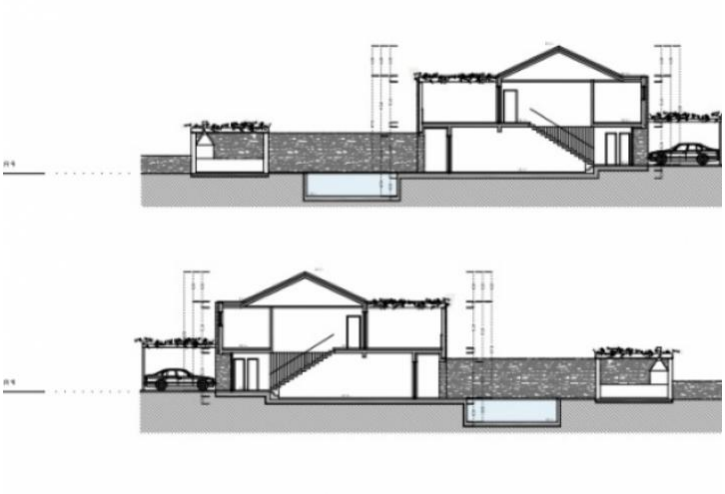
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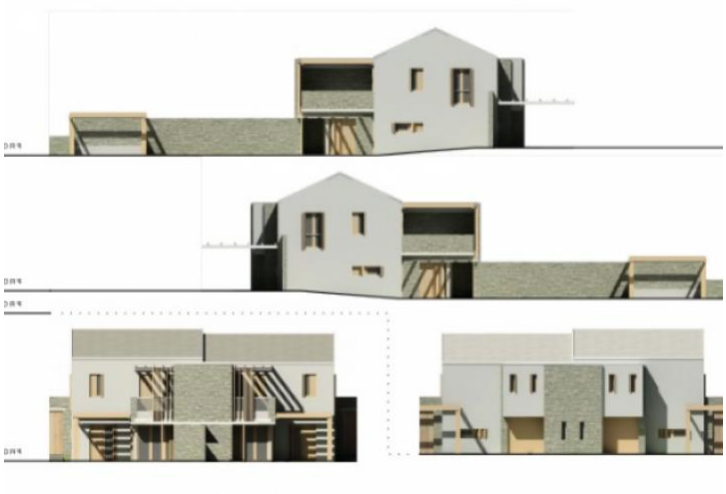
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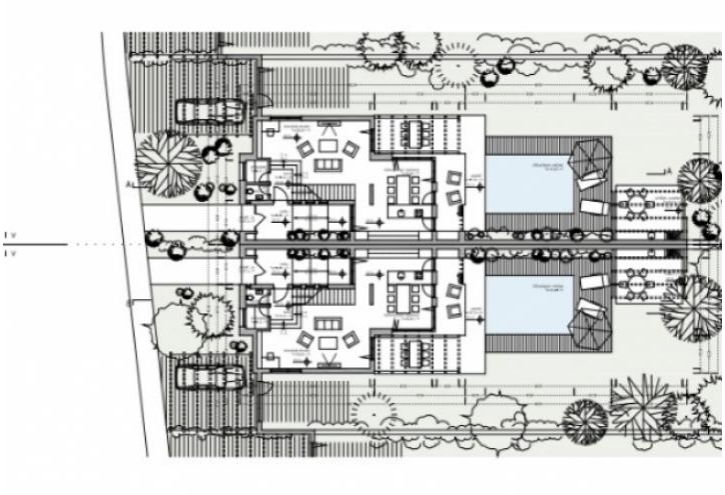
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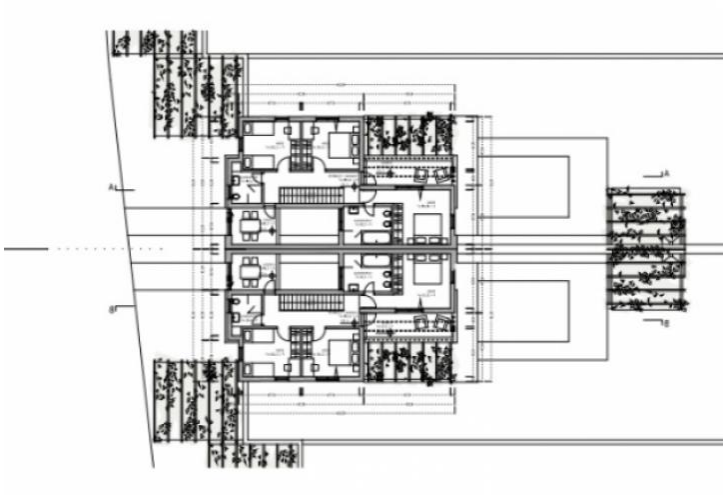










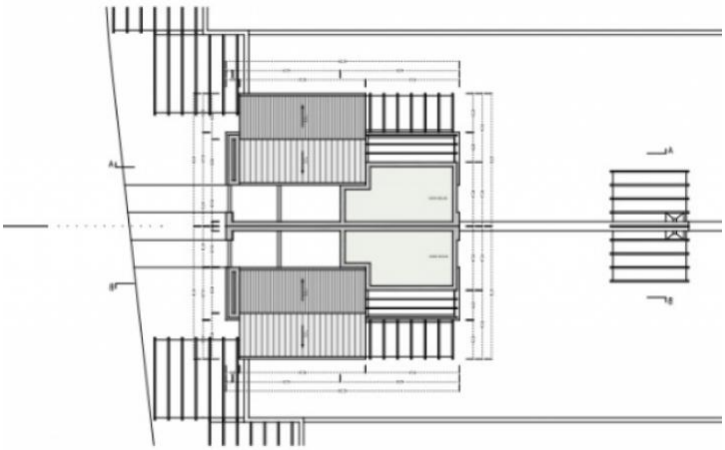


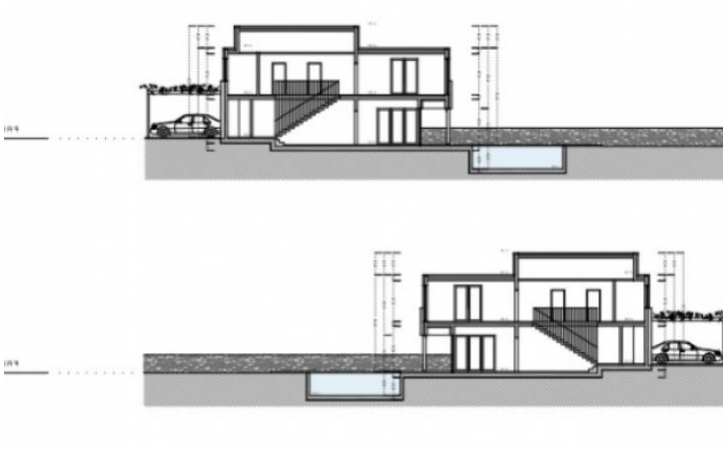
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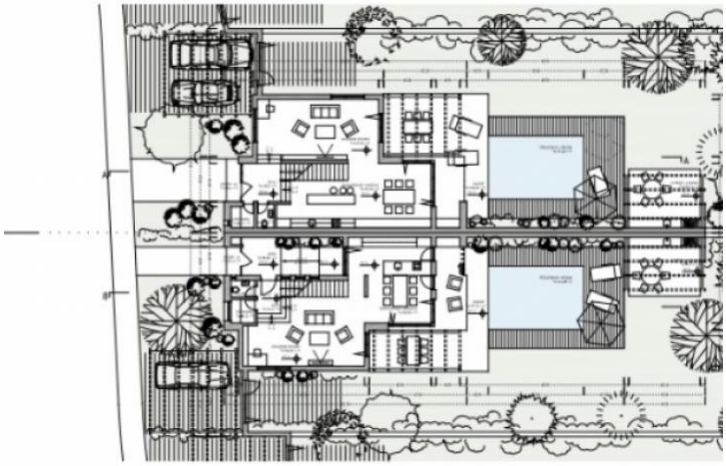
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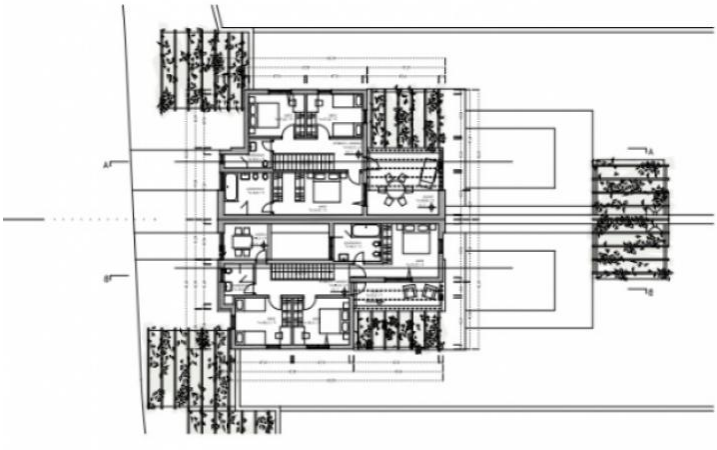
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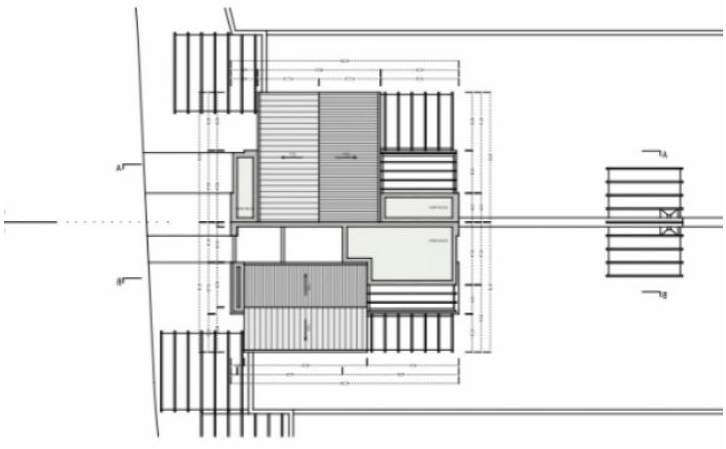










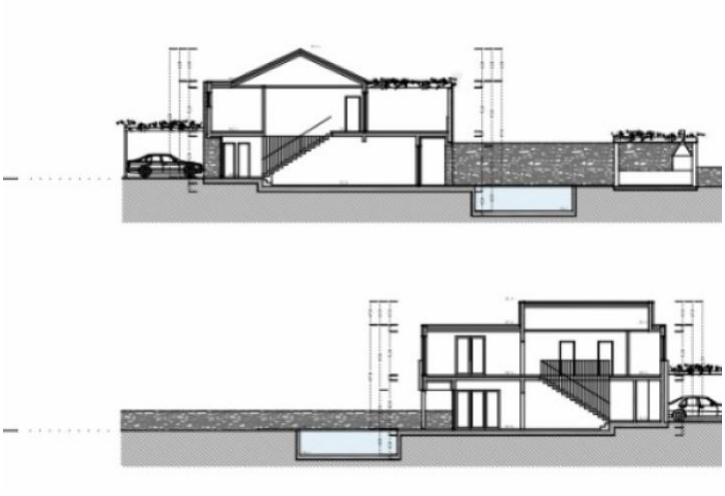


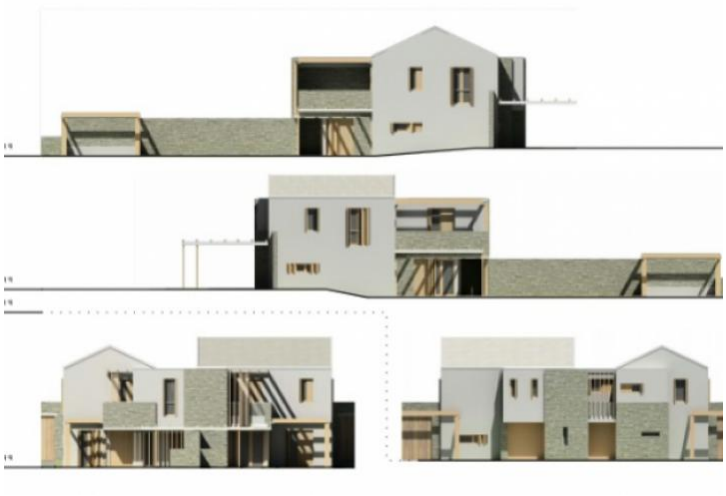
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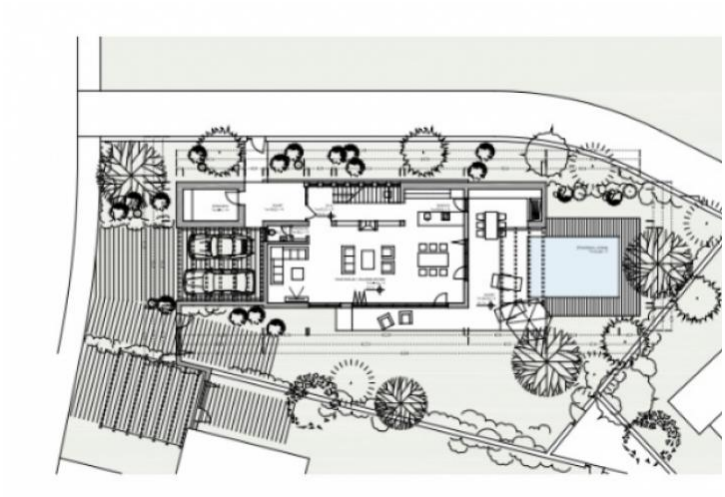
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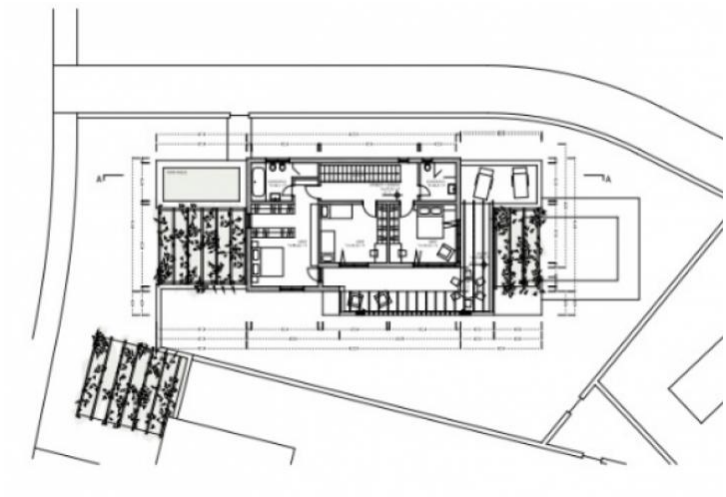
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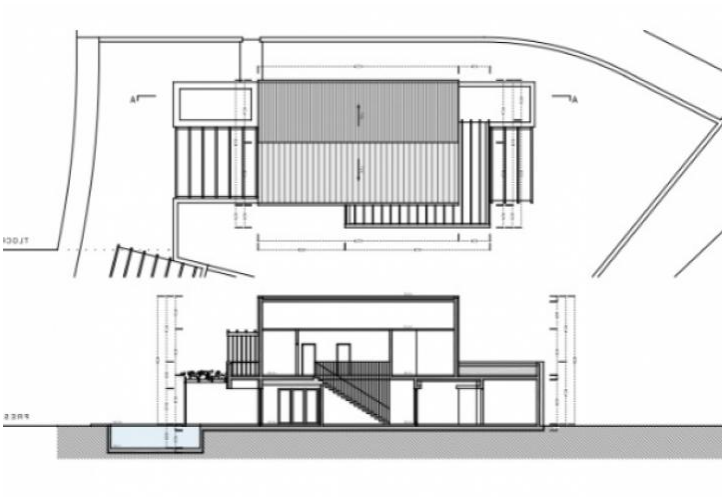
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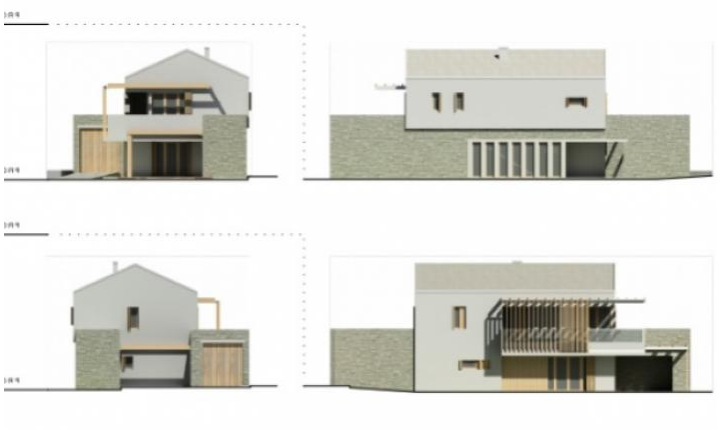










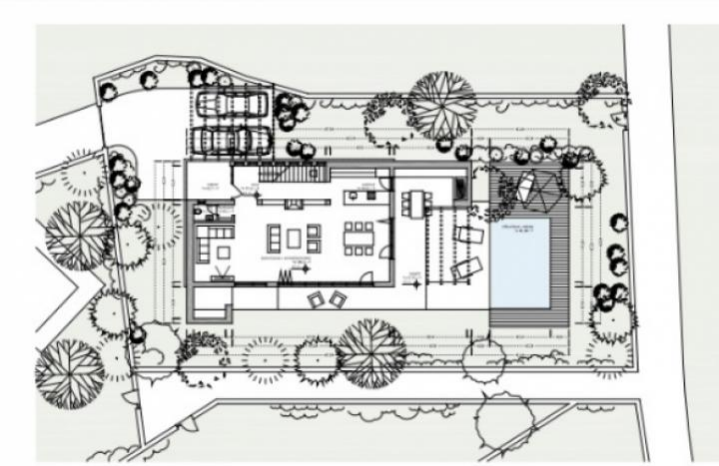


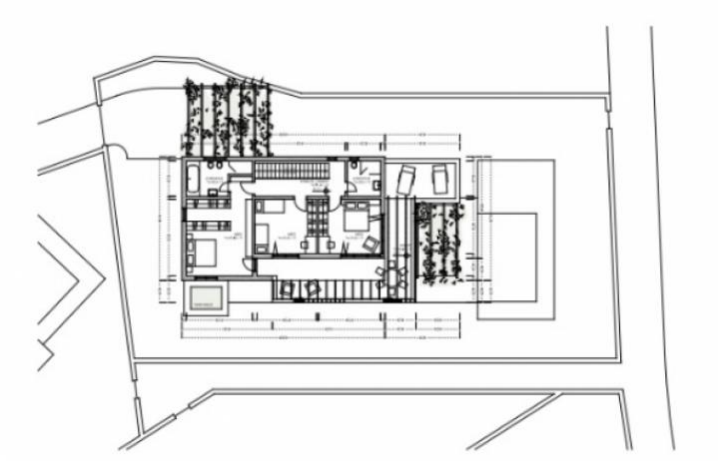
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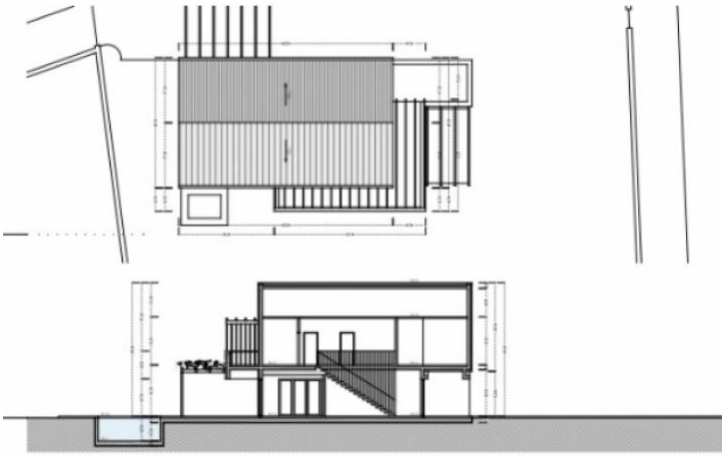
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