

Land plot

Hvar, Dalmatia



Ref	RE-LB10272
Type	Land plot
Region	Dalmatia > Island Hvar
Location	Hvar
Front line	No
Sea view	Yes
Plot size	35000 sqm
Price	€ 1 650 000

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Agricultural land of 35 000 m² for sale (over 3,5 ha), in Pitve on Hvar island!
More land around can be purchased.

The land is surrounded with stone fence, 0.7 meters high. Absolutely closed private domain.
This land has a OPG status or a Family Farm status.

At the moment it has 500 mature olive trees on it, of 5 years old.
Can be bought by Croatian citizens or Croatian companies.

Advantages:

- Possibility of building a brick building of 400m² with a basement, obtaining a decision on construction in progress!
- OPG permits the construction of a building with an area of 400m² with land ownership of min. 30,000m²!
- It is possible to increase the area from the just purchased 30,000m² of agricultural land!

There is a chance to buy a total of 65,000 m² of agricultural land, which is an exceptional opportunity.

Possible investment project in food production:

olive grove+oil mill+oil and wine tasting room, with a fantastic viewpoint, accommodation units....

Remember the words of Mark Twain - "**Buy land, they're not making it anymore**"

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:
47 €

Average price/m² of this type
in this region:
192 €

Median price/m² of this type
in this region:
87 €

Average price/m² of this type
in Croatia:
269 €

Median price/m² of this type
in Croatia:
181 €

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