

Land plot

Kornati, Other islands



Ref	RE-AB-Z-OTOK
Type	Land plot
Region	Other islands
Location	Kornati
Front line	Yes
Sea view	Yes
Distance to sea	0 m
Floorspace	1400 sqm
Plot size	31500 sqm
Price	€ 5 000 000

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Unique real estate opportunity in Croatia on the island at the entry to National Park of Kornati just within 10 minutes ride by a boat from Murter!
Croatian Saint Barth!

An exceptional property awaits on the island, situated at the entrance to the Kornati National Park, a mere 10-minute boat ride from Murter!

Encompassing a stunning land area of 31,500 m², this property comprises numerous cadastral units consolidated into one land plot. Given its unique nature, the necessary city, county, and state property permits for sale have already been secured, allowing for immediate purchase.

An available concession for a maritime zone spanning 18,000 m² comes at an annual cost of approximately €8,100. **The current infrastructure includes pontoons with 32 berths and 10 buoys, with the potential to add another 30 berths, currently undergoing legalization.**

Within the premises, a well-established restaurant with 220 seats has been in operation for 18 years, open from April to October. The restaurant complex includes four smaller buildings, a rental house, and a beautifully landscaped beach.

Approval has been granted for a camp featuring 20 mobile housing units (light construction). The property owner has the option to construct a service building or a 400 m² villa, along with a basement building of 1000 m², meeting the legal requirement of 30,000 m² for obtaining a building permit on agricultural land.

Additional plots on the island are also available for purchase. A natural well provides a reliable water source, complemented by rainwater tanks, solar panels, and an electricity generator.

The natural bay shields the land and the restaurant from all winds, making it a sought-after refuge for ships during storms. This picturesque locale bears resemblance to the exclusive pirate island of Saint Barth in the Caribbean, known as the golden mile for millionaires.

With further investments, the potential exists to develop an exclusive marina exempt from national park regulations, given its location at the entrance to the Kornati National Park.

This property boasts immense potential for business ventures and can serve as a private retreat for a yachting enthusiast's vacation.

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:
159 €

Average price/m² of this type
in this region:
103 €

Median price/m² of this type
in this region:
48 €

Average price/m² of this type
in Croatia:
363 €

Median price/m² of this type
in Croatia:
250 €

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