

# House

## Hvar, Dalmatia



<b>Ref</b>	RE-TR-4541
<b>Type</b>	House
<b>Region</b>	Dalmatia > Island Hvar
<b>Location</b>	Hvar
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	0 m
<b>Floorspace</b>	31 sqm
<b>Plot size</b>	2700 sqm
<b>Price</b>	€ 290 000

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Attractive property on first row to the sea, the south side of the island of Hvar!

A legalized small building of 31 m2 on a plot of 2,700 m2 by the sea!

There is a possibility to purchase additional agricultural land of 6,000 m2 - located approximately 150 m from the building and approximately the same from the sea.

Both properties with a direct car access.

It is an agricultural land - no electricity , water and no septic tank.

NOTE: It doesn't have water nor electricity connections and it doesn't have a septic tank. Maybe electricity can be done but that has to be checked. It is not in the Building zone but the house is legalized. So you can't make it bigger.

To buy it a foreign person needs to set up and maintain forever a local Croatian company.

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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