

# Land plot

## Brac, Dalmatia



<b>Ref</b>	RE-LB-IRO1121
<b>Type</b>	Land plot
<b>Region</b>	Dalmatia > Island Brac
<b>Location</b>	Brac
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	150 m
<b>Plot size</b>	40134 sqm
<b>Price</b>	€ 800 000

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Agcantageous agricultural land of 40134 m2 on the island of Brac, just 150 meters from the sea, between the bays of Stonska and Stipanska.

The terrain offers a fantastic panoramic view of the beautiful island archipelago of the wider area!

It is 11.5 km from the ferry port Supetar and 4.5 km from the center of Sutivan by access road, of which 3 km is macadam in excellent condition.

The land is located in the zone of rural tourism and the conceptual design of rural tourism EKO SELO - OPG has been prepared.

It can be also a villa of 400 sq.m. with 1000 sq.m. basement.

The land is currently cleared of excess pine and macchia and has about 250 olive trees, about 70 years old, maintained and fenced with dry stone walls.

This terrain is located in an extremely sophisticated position with enchanting views and within easy reach of a safe bay for boats and yachts and beautiful bays for swimming.

It is a perfect combination of tradition and luxury and an ideal opportunity to invest in rural tourism which is traditional in Croatia.

NOTE: there is the possibility of increasing the land plot area and purchasing more sq.m..

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 m<sup>2</sup>:  
20 €

Average price/m<sup>2</sup> of this type  
in this region:  
366 €

Median price/m<sup>2</sup> of this type  
in this region:  
284 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
269 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
182 €

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