

# Land plot

## Milna, Dalmatia



<b>Ref</b>	RE-LB-IRO1142
<b>Type</b>	Land plot
<b>Region</b>	Dalmatia › Island Brac
<b>Location</b>	Milna
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	400 m
<b>Plot size</b>	2050 sqm
<b>Price</b>	€ 338 800

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Investment opportunity - land plot for sale on Brac island in Milna just 400 meters from the sea, with sea views!  
Ideal position for luxury villas construction!

The land has an area of 2050 m<sup>2</sup> and is divided into three plots, and on each is planned to build a luxury villa with swimming pool, for which there is already project documentation.  
It is possible to buy a smaller part of the land, or one of the three plots.

Villas will consist of ground floor, first floor and roof terrace with excellent sea views.  
Each villa will have 3 bedrooms, 3 bathrooms, toilet, living room with kitchen and dining area, jacuzzi, swimming pool, sun deck... Sizes are cca. 300 m<sup>2</sup> gross.

Construction prices are approximate, depending on the choice of materials and equipment that the investor wants. The estimated price of the finished villa with land is € 660,000.  
The assessment was performed for the upper middle class standard.  
Cost estimates do not apply to landscaping (horticulture, fencing, etc ..)  
The price of land along the road is higher for a better view of Milna and the sea.

The project is in the phase of submission to the location permit.  
It is required to obtain a building permit afterwards.  
The project does not include interior design and detailed design.  
You can change or amend the project upon your vision.

A detailed solution with two-three villas on the land is possible.  
The newly built villa on the plot above this one works very well in the function of rent, so this is a relatively safe investment for the future owner if he decides to invest in tourism.

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>:  
165 €

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:  
181 €

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