

# Investment project

## Korcula, Southern Dalmatia



<b>Ref</b>	RE-AB-PARADISE
<b>Type</b>	Investment project
<b>Region</b>	Southern Dalmatia › Island Korcula
<b>Location</b>	Korcula
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	0 m
<b>Price</b>	Price upon request

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Unique project on Korcula to give this paradise island 5\*\*\*\*\* star quality it deserves!  
Fantastic area of Blato will become a host to world famous resort.  
New project of 200 berths luxury yachting marina and 600 beds hotel nearby.  
Local urbanization plans are adopted.

T1 hotels and villas and 200 moorings of the port of nautical tourism with all accompanying facilities

T1 Hotel and Villas - Land 1 row by the sea in the ownership of 50,000 m<sup>2</sup>

Marina - Concession for 30,000 m<sup>2</sup> of maritime property and 20,000 m<sup>2</sup> on land

### CONDITIONS OF CONSTRUCTION

40% parks and greenery

600 rooms, 1,200 beds

All plans in force, building permit can be obtained

Possible arrangement of beaches

The built-up coefficient (plan projection) is 0.3

The coefficient of utilization (total gross area of all floors) is 0.8

The number of floors of the hotel on the sloping ground is basement, ground floor + 2 floors + attic

For villas, ground floor + 1st floor

The villa can have 6 beds

Urban plan Lučica - Blato

Detailed information is available upon sending official LOI.

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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