

# Land plot

## Duce, Dalmatia



<b>Ref</b>	RE-LB-IRO1265
<b>Type</b>	Land plot
<b>Region</b>	Dalmatia > Omiš
<b>Location</b>	Duce
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	300 m
<b>Plot size</b>	1000 sqm
<b>Price</b>	€ 250 000

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Exceptional urbanized land plot with fantastic open sea views in Duce, on Omis riviera, south of Split! The land is only 300 meters away from the sandy beaches or a few minutes walk away. The steep terrain offers a beautiful view.

The land has a total of 3000 m<sup>2</sup> and it is possible to make as many as 5 villas on it but ideally it would be to make 3 villas.

It is possible to buy and only 1000 m<sup>2</sup> for 250 000 eur.

You can also buy whole land for 690 000 eur.

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.

### **Property advantages:**

Urbanized

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Price per m<sup>2</sup>:  
250 €

Average price/m<sup>2</sup> of this type  
in this region:  
470 €

Median price/m<sup>2</sup> of this type  
in this region:  
317 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
267 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
187 €

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