

# Land plot

## Postup, Southern Dalmatia



<b>Ref</b>	RE-LB-IRO1512
<b>Type</b>	Land plot
<b>Region</b>	Southern Dalmatia › Peljesac
<b>Location</b>	Postup
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	5 m
<b>Floorspace</b>	44 sqm
<b>Plot size</b>	9500 sqm
<b>Price</b>	€ 550 000

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### **Building land of 1500 sq.m. with an older house of 44 sq.m. plus agro land of 8000 sq.m. on the 1st line to the sea on Peljesac are for sale!**

Wonderful sea views are opening from the land!

The house of 44 sq.m. is meant for complete modernization and expansion with the potential of a luxury villa with a swimming pool - on the 1st line to the sea.

A house with a garden and agricultural land, due to its composition and location, is ideal for planting one of the highest quality varieties of wine in the world - Postup.

It is located in the village of the same name, Postup village,, 5 km from Orebić on the beautiful Pelješac peninsula!

The house offers a wonderful view of Korčula, Mljet and neighboring islands.

Agricultural land with surface of 8,000 m<sup>2</sup> extends from the house to the Adriatic sea and a hidden small beach and has all the conditions for ecological production of top quality wine. There are about 10 olive trees on it. It is suitable for camping, bungalows and various tourist facilities.

Part of the land next to the sea has an area of 727 m<sup>2</sup> and provides access to a hidden, natural beach with crystal clear water, where smaller boats, yachts, kayaks, etc. can be moored.

This land plot is also suitable for some kind of economic activity.

From the house to the beach there is an asphalt road and access by auto.

From July 1st 2023. the moratorium on the purchase of agricultural land by foreign nationals expires, and from that date they will be legally equal buyers of agricultural land without any restrictions or limitations.

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>:  
58 €

Average price/m<sup>2</sup> of this type  
in this region:  
118 €

Median price/m<sup>2</sup> of this type  
in this region:  
50 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
363 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
250 €



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