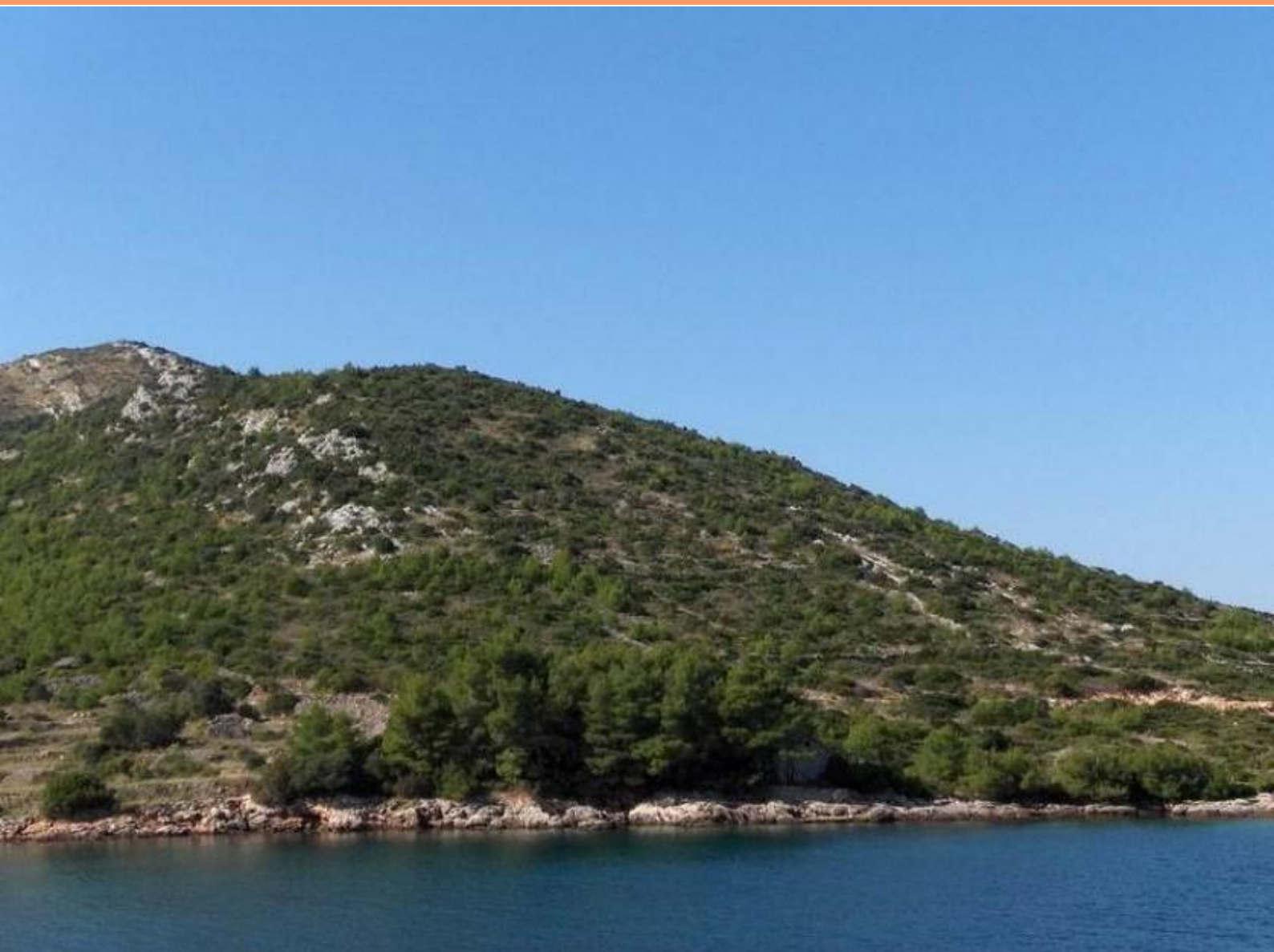


Land plot

Jelsa, Dalmatia



Ref	RE-LB-IRO1646
Type	Land plot
Region	Dalmatia › Zadar
Location	Jelsa
Front line	No
Sea view	Yes
Distance to sea	50 m
Plot size	56600 sqm
Price	€ 4 528 000

Land plot

Jelsa, Dalmatia



Building land plot of the highest potential in a beautiful bay with a picturesque pebble beach near Jelsa - just 50 meters from the shore!

The bay is located on the island of Hvar, east of Jelsa, in an unspoilt part of nature with a view of the sea, the island of Brač and Biokovo.

The land plot has an area of 56,600 m² and is located in the T1 zone (meant for hotels construction). The general area of the entire tourist zone here is approximately 150,000 m². The construction of tourism facilities - hotel and tourist villas - is planned on the land.

Construction conditions are determined by the Spatial Plan of Split-Dalmatia County, PPU of Jelsa Municipality and applicable laws and regulations. Hotels that must be represented by at least 70%, and tourist villas by a maximum of 30% of the area's accommodation capacity.

The location of the land provides shelter from the north-easterly wind, gales, so it is also suitable for winter tourism.

An additional 34,000 m² of agricultural land is also for sale - the price is symbolic.

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.

Land plot

Jelsa, Dalmatia

