

# Land plot

## Smokvina, Dalmatia



**Ref**  
**Type**

RE-LB514  
Land plot

# Land plot

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|                        |                        |
|------------------------|------------------------|
| <b>Region</b>          | Dalmatia › Island Hvar |
| <b>Location</b>        | Smokvina               |
| <b>Front line</b>      | Yes                    |
| <b>Sea view</b>        | Yes                    |
| <b>Distance to sea</b> | 1 m                    |
| <b>Plot size</b>       | 14830 sqm              |
| <b>Price</b>           | € 800 000              |

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EXCLUSIVE land on the FRONT LINE in a fantastic bay on Hvar!

Total area is over 1 ha - 14 830 m2.

Of that area 3000 m2 are in the zone of urbanization - and the rest is a green area!

Private beach! Private forest!

Road, telephone.

Price is just 45 eur per m2.

Details: 3000 sqm of land are buildable, so possible buildings are 30% footprint or 900 sqm on 2 floors plus basement.

It is not possible to construct one huge building. One building can be max 400 m2, so three large or semi-detached buildings are possible on the plot of 300 m2 + basements.

Remember the word of Mark Twain - "**Buy land, they're not making it anymore**"

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>:  
54 €

Average price/m<sup>2</sup> of this type  
in this region:  
195 €

Median price/m<sup>2</sup> of this type  
in this region:  
54 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
364 €

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



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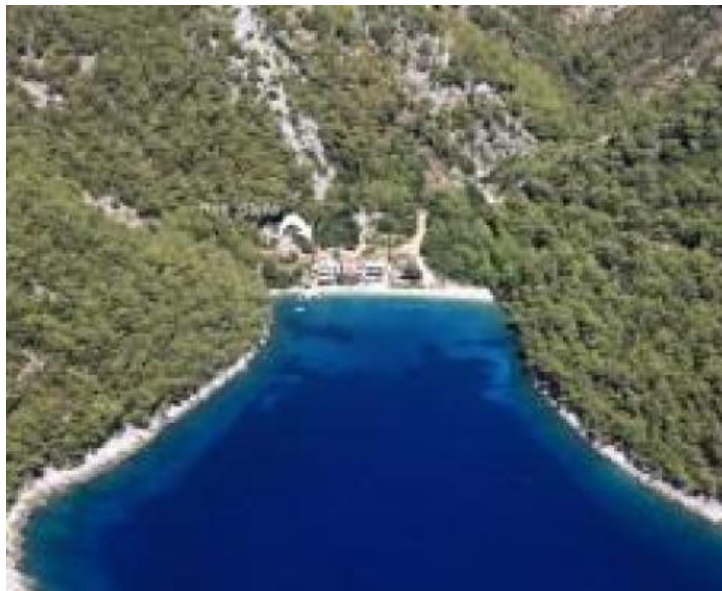
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