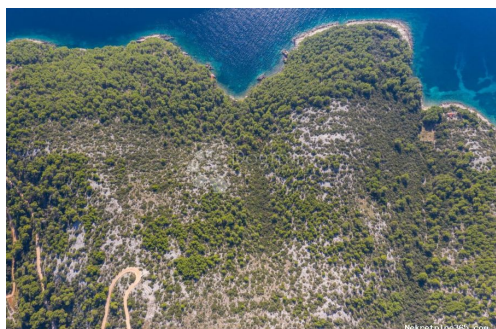


## POLJOPRIVREDNO ZEMLJIŠTE NA OTOKU HVARU, Jelsa, Land



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	POLJOPRIVREDNO ZEMLJIŠTE NA OTOKU HVARU
Property for:	Sale
Land type:	Agricultural land
Property area:	54550 m <sup>2</sup>
Price:	545,500.00 €
Updated:	Apr 15, 2024

### Location

Country:	Croatia
State/Region/Province:	Splitsko-dalmatinska županija
City:	Jelsa
City area:	Zastražišće
ZIP code:	21465



### Permits

Ownership certificate:	yes
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### Description

Description:	<p>For Sale: Agricultural Land with Sea View on the Beautiful Island of Hvar, Zastrazišće Area: 54,550 m<sup>2</sup> Enjoy the breathtaking scenery of the island of Hvar with this unique parcel of land in Zastrazišće. The 54,550 m<sup>2</sup> plot extends over the southern slopes of the island, offering diverse opportunities for agricultural activities and tourism. **In accordance with local restrictions, the following conditions apply:** - Construction or renovation of buildings is permitted for registered family agricultural businesses, hospitality and tourism services in rural households, agricultural enterprises, or legal entities registered for agriculture, under the following conditions: - Construction is possible on one or more cadastral parcels with a total area of at least 3.0 hectares, with the building plot having a minimum area of 1.0 hectare. In the case of smaller areas, multiple cadastral parcels can be combined to meet this requirement. - Construction of buildings with a gross floor area of above-ground parts up to 400 m<sup>2</sup>, maximum height of 5.0 m, and/or a fully underground basement of up to 1000 m<sup>2</sup> gross floor area is permitted. - Buildings must be at least 100 m away from the coastline and 20 m from the boundary with adjacent parcels. Additionally, they must not consist of multiple detached buildings totaling an equivalent area. - Building permits are only issued for areas dedicated to the intended purpose and/or planted with permanent crops (olives, grapevines, etc.), covering at least 70% of the total area of the</p>
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property. This land offers a unique opportunity for the development of agricultural activities in combination with tourism offerings on the beautiful island of Hvar. Contact us today for more information. **\*\*Contact:\*\*** DORA RADUJKO Email: [dora.radujko@dogma-nekretnine.com](mailto:dora.radujko@dogma-nekretnine.com) Phone: +385 91 956 5822 ID CODE: ST2348

### Additional contact info

Reference Number: 582033  
Agency ref id: ST2348