

## Hvar, Jelsa - građevinsko zemljište, 1.054 m<sup>2</sup>, Jelsa, Land



### Seller Info

Name: Agencija Angelus nekretnine  
First Name: Agencija  
Last Name: Angelus nekretnine  
Company Name: Angelus nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://www.angelusnekretnine.hr>

Country: Croatia  
Region: Grad Zagreb  
City: Zagreb  
ZIP code: 10000

Address: Vlaška ulica 72  
Mobile: +385 91 482 6401  
Phone: +385 1 466 2233

About us: Angelus nekretnine d.o.o. is a company founded by a team that has almost two decades of experience in mediating real estate from eminent world names in this industry such as KingSturge, Jones Lang LaSalle and Engel & Voelkers. Angelus real estate agency with offices in Zagreb and Split, mediates in real estate business on the territory of the entire Republic of Croatia.

Traditional values such as reliability and sense of responsibility are the foundation of our work. Both features are firmly rooted in the philosophy of our company.

Responsibility and respect for our clients, the endeavor to always meet customer expectations, and the personal discipline and motivation of each of our employees

contribute to the high quality of our brokerage service.

Our strength is based on continuous training of our employees, constant updating of information and continuous transfer of knowledge within our company. When you sell your home with us, we assure you that your real estate will be advertised and presented in the right way. And when you buy your dream home, we will work in the hope that your dreams will become reality. It is our passion to find a new home or business space for you. It is important for us to feel comfortable in your new space and to fully meet your needs. At all stages of the buying or leasing process we are always actively assisting you, we are present with you at all stages of negotiations until final realization.

Reliability, competence and above all discretion are for us the most important pillar of our business, which makes us successful. We are here for you, at your service!

#### BASIC INFORMATION

Company: Angelus nekretnine d.o.o.

Short name: Angelus nekretnine

Headquarters: Vlačka ulica 72

OIB: 09618765380

Place of registration to

Commercial court and number

of entry: Zagreb, 02755556

Bank and account number:  
HR5124020061100902550  
Base capital: 20.000 kn  
Board members: Anastazija  
Darijević

## Listing details

### Common

Title: Hvar, Jelsa - građevinsko zemljište, 1.054 m<sup>2</sup>  
Property for: Sale  
Land type: Building lot  
Property area: 1054 m<sup>2</sup>  
Price: 137,020.00 €  
Updated: Apr 09, 2024

### Location

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



### Permits

Ownership certificate: yes

### Description

Description: Angelus real estate offers for sale a building plot of 1.054 m<sup>2</sup> in a beautiful location, only 450 m from the sea. LOCATION: The building plot is located on the island of Hvar, in the town of Jelsa, district of Pelinje. The island of Hvar, the sunniest and longest Croatian island, is famous for its uniqueness as one of the "most luxurious" Croatian islands, where a casual lifestyle and centuries-old culture merge at a short distance from beautiful hills with luxuriant vineyards, preserved stone walls, to sunny beaches and bays. Jelsa is located in the central part of the island, a tourist center on the northern coast of the island, which is famous as the most desirable and most visited place on the island of Hvar. Due to its geographical location, Jelsa is an ideal starting point for numerous excursions and is very well connected to the mainland and catamaran lines, and is only 9 km from Stari Grad, the largest seaport on the island of Hvar. DESCRIPTION: The total area of land for sale is 649 m<sup>2</sup>, which is located in a quiet part of Jelsa, Pelinje, only 450 m from the sea. The plot offers a beautiful view of the village of Pitve, hills and local parks. It is an ideal location for a family house and a smaller building with a permitted building height of 9 m or, in the case of the POS program, 12 m. Water, electricity supply and sewerage are located on the road next to the land. The land is located within the residential zone determined by the

Spatial Plan of the Municipality of Jelsa and it is possible to buy it in square meters of 1,054 m<sup>2</sup> or 649 m<sup>2</sup>, as well as in the total amount of square meters of 1,703 m<sup>2</sup>. \* The smallest area of the construction plot according to the construction method is: - for free-standing buildings, 500 m<sup>2</sup> - for semi-detached/detached buildings 300 m<sup>2</sup> - Exceptionally, for the construction of multi-residential buildings from the POS program, the minimum area of the building plot is 800 m<sup>2</sup> \*The construction of the building plot, that is, the highest above-ground coefficient of the construction of the building plot is - for free-standing buildings  $k_{igN}=0.3$  - for semi-built buildings,  $k_{igN}=0.4$  - in the case of buildings from the POS program for buildings exclusively for residential use  $k_{igN}=0.35$ , and if the building also contains social purpose contents  $k_{igN}=0.5$ . \*The building may have a basement (Po), basement (S), ground floor (P), floors (K) and attic (Pk) within the framework of the maximum permitted height of the building. - The maximum height of buildings within the construction area of the settlement is: 1) basement (Po), basement (S) or ground floor (P) and 2 floors, the maximum permitted height of the building is 9.0 m from the finally leveled and arranged terrain and exceptionally for buildings from the POS program, namely for buildings in which there are also social and business facilities, which as a rule are located on the first above-ground floor, the height of the building includes the basement (Po), basement (S) or ground floor (P) and 3 floors, i.e. a maximum of 12.0 m. The agency commission is calculated in accordance with the General Terms and Conditions and the price list published at <https://angelusnekretnine.hr/o-nama>. Your Angelus nekretnine d.o.o. ID CODE: 4990

## Additional contact info

Reference Number: 588589

Agency ref id: 4990