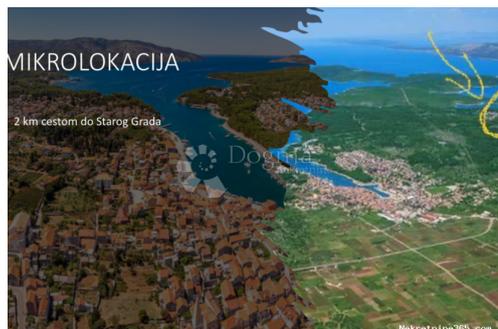


## Hvar Starigrad uvala Žukova građevinsko zemljište, Hvar, Land



### 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:	Hvar Starigrad uvala Žukova građevinsko zemljište
Property for:	Sale
Land type:	Building lot
Property area:	12873 m <sup>2</sup>
Price:	2,400,000.00 €
Updated:	Jun 03, 2024

### Location

Country:	Croatia
State/Region/Province:	Splitsko-dalmatinska županija
City:	Hvar
City area:	Hvar
ZIP code:	21450



### Permits

Location permit:	yes
Ownership certificate:	yes

### Description

Description: A beautiful construction location with a project in the Žukova bay, with an indented bay and great nautical potential, 2 kilometers from Stari Grad, and 3 nautical miles from Bol on Brač. It is a unique location that has not yet been devastated by construction, and considering the configuration of the terrain, all buildings can be built so that they have a view of the sea, which is a great imperative when selling future real estate. It is very important that a detailed urban planning plan has been adopted in that area, which means that it is possible to start developing the project and then request a permit. In addition to family houses, residential, residential-business, business and hospitality-tourism buildings (hotels) with accommodation capacity of up to 80 beds can be built as part of mixed use. The number of floors for multi-residential, business and commercial buildings can be: Floor + Floor + 2, that is, four floors, consisting of a basement, ground floor and two floors, and a flat roof as a functional panoramic terrace. Part of the parcels can represent the future functional garden of buildings with planned different contents - an open terrace and an outdoor bar, a summer stage, a children's playground, outdoor sports facilities, a Mediterranean park. While part of the particles represent the beginning of the future corridor to the sea, independent of the public road - a panoramic promenade to the landscaped and concessioned

beach. As part of the residential purpose, the construction of family houses and semi-detached houses with a maximum of 3 separate apartments is allowed, within which, in addition to housing, business activities can be carried out - tourism, trade, catering, etc. The maximum height for family buildings outside the protected zone of the settlement is 4 floors - Po+1+Pk, i.e. max. 8.5 m high. The size of the construction plot is determined for family houses and other buildings from 500 m<sup>2</sup> to 2000 m<sup>2</sup>, and for semi-detached buildings from 400 m<sup>2</sup> to 1000 m<sup>2</sup>. Darko Jurčec 0038598268061 darko.jurcec@dogma-nekretnine.hr ID CODE: VZ1825

### Additional contact info

Reference Number: 612664  
Agency ref id: VZ1825