

# Land plot

## Rabac, Labin, Istria



<b>Ref</b>	RE-U-31112
<b>Type</b>	Land plot
<b>Region</b>	Istria › Rabac-Labin
<b>Location</b>	Rabac, Labin
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Plot size</b>	1200 sqm
<b>Price</b>	€ 195 000

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In this unique and prime location, a plot of land with a building permit for a modern villa is now for sale. The terrain spans 1200 m<sup>2</sup>. According to the project plan, the construction of a modern villa with a swimming pool is envisioned.

The villa will have a gross area of 260 m<sup>2</sup> with a 50 m<sup>2</sup> swimming pool.

The ground floor will feature a living room and dining area, a separate kitchen with double service and access to an outdoor terrace with a dining table, a designated sauna area, a toilet with a separate entrance, and a bathroom with a washing machine and technical room. Upstairs, there will be three bedrooms, each with its own bathroom, a sauna, and a gym area.

The garden will include a 50 m<sup>2</sup> infinity pool, a children's playground, and parking space for three cars. The villa will be equipped with underfloor heating and air conditioning in all rooms. The villa's North-South orientation ensures all rooms face South, providing an open view of the sea.

The gently sloping land offers a beautiful sea view, its own access road, and all necessary infrastructure. The land borders non-buildable plots on the south side, offering an unobstructed sea view. There is a permit for a 15 kW solar power plant connection, and a 30,000-liter water tank is planned, with the possibility of drilling a well to a depth of 150 meters, providing a source of 250 liters per minute.

The property has a valid building permit and complete project documentation. The land is situated at an altitude of 420 meters. Ownership is clear and orderly.

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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>:  
163 €

Average price/m<sup>2</sup> of this type  
in this region:  
159 €

Median price/m<sup>2</sup> of this type  
in this region:  
124 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
269 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
182 €



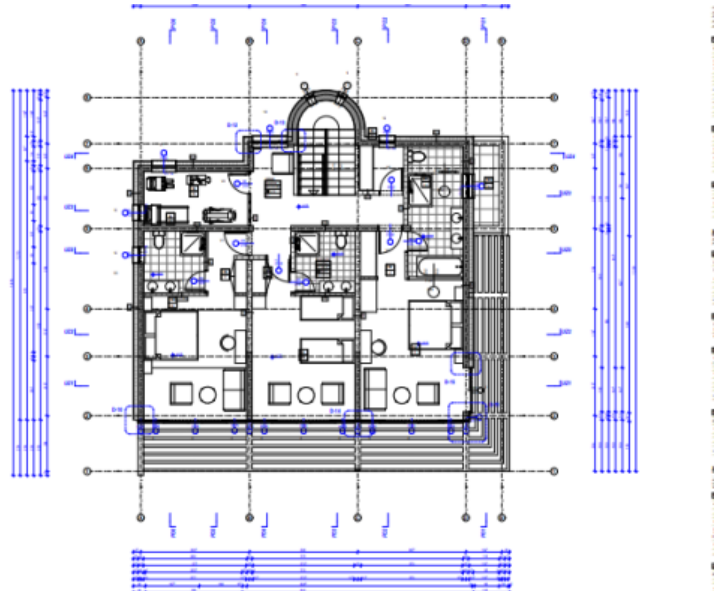
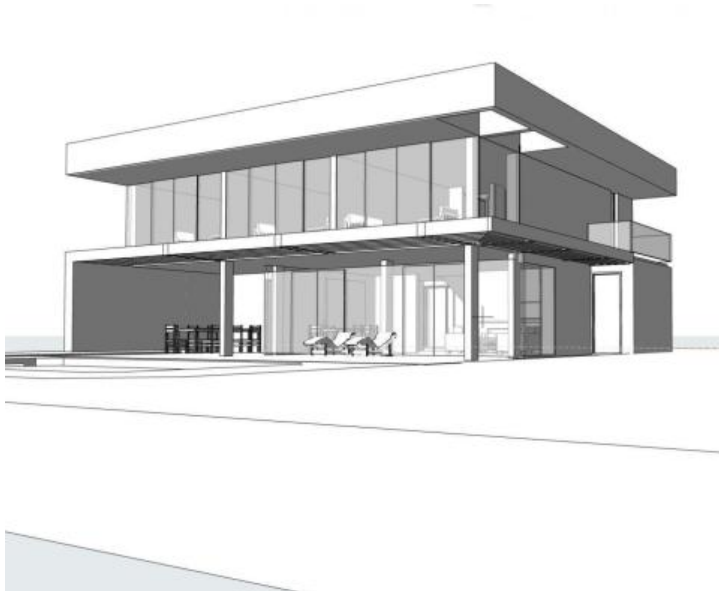
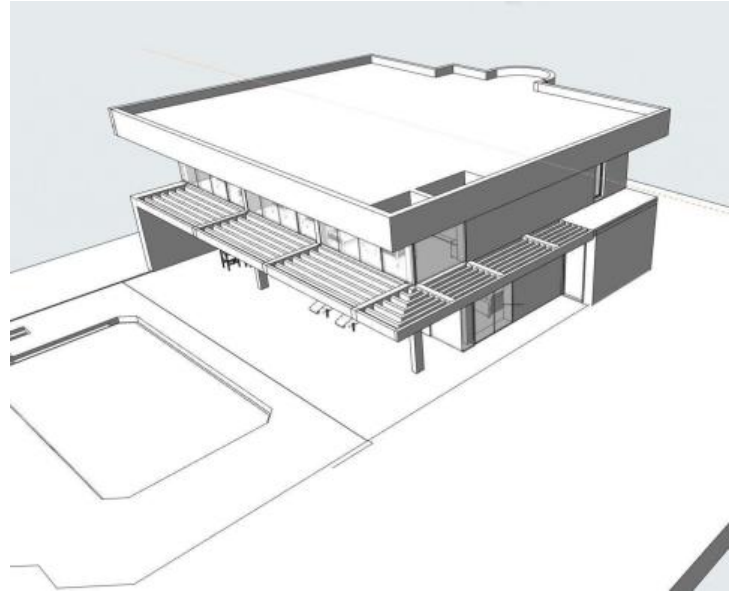
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