

# Land plot

## Rabac, Istria



<b>Ref</b>	RE-U-38760
<b>Type</b>	Land plot
<b>Region</b>	Istria > Rabac-Labin
<b>Location</b>	Rabac
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	300 m
<b>Floorspace</b>	952 sqm
<b>Price</b>	Price upon request

### **Land with Building Permit Just 300m from the Sea - Rabac Area, Istria.**

On the sun-drenched southeastern coast of Istria, where rolling green hills meet the Adriatic, lies a rare opportunity near the charming towns of Labin and Rabac. Known for its white pebble beaches, lush Mediterranean vegetation, and crystal-clear sea, Rabac has long earned its title as the "Pearl of Kvarner." Just 5 km from Labin, this picturesque coastal village is now a vibrant destination offering natural beauty, cultural richness, and a relaxed lifestyle.

In a quiet seaside settlement near Rabac, only 300 meters from the beach, a building plot with a valid permit of 952 q.m. is for sale. Set on a gentle hillside surrounded by Mediterranean greenery, the land offers unobstructed views of the sea, nearby islands, and surrounding nature. With a regular shape and easy access via a well-maintained macadam road, the plot is fully equipped with water and electricity connections on-site.

The approved project includes a stunning villa with a swimming pool, thoughtfully designed over two floors. The villa features five ensuite bedrooms, a spacious living room, an open-plan kitchen and dining area, wellness zone with a bathroom, entertainment room, guest WC, technical room, pantry, and storage spaces.

With its prime micro-location, sea views, clean title, and ready-to-build documentation, this land represents an exceptional investment—perfect for creating a luxurious holiday villa or a peaceful family home by the sea.

For more details or to schedule a viewing, feel free to reach out.

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.

#### **Property advantages:**

- Swimming pool
- Storage
- Spa
- Building permit

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Average price/m<sup>2</sup> of this type  
in this region:  
145 €

Median price/m<sup>2</sup> of this type  
in this region:  
120 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
267 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
187 €

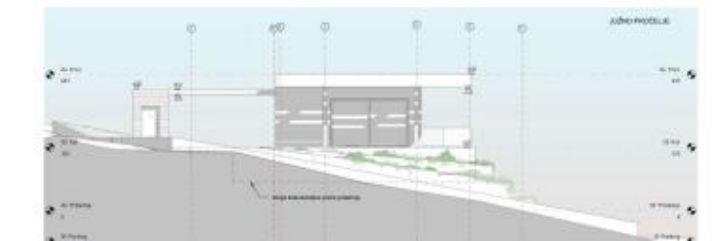
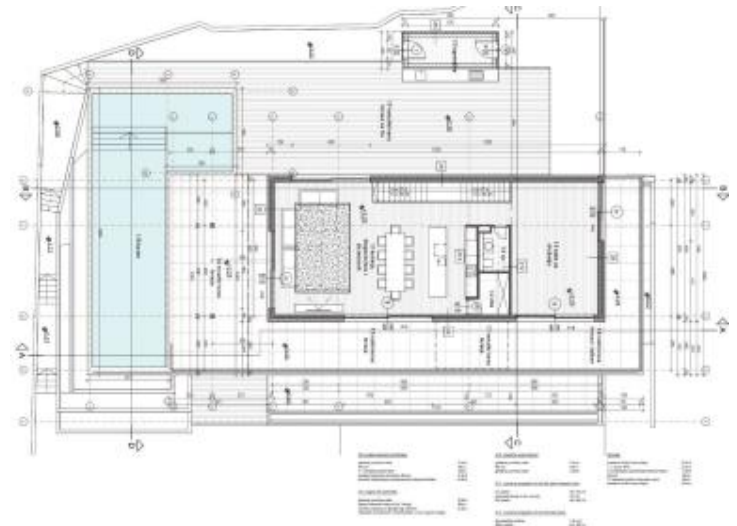
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