

Land plot

Labin, Istria



Ref	RE-U-28052
Type	Land plot
Region	Istria > Rabac-Labin
Location	Labin
Front line	No
Sea view	Yes
Distance to sea	1800 m
Plot size	1509 sqm
Price	€ 105 600

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Building land with project in a secluded location surrounded by forest, with great sea views!

In the eastern part of Istria, just three kilometers from the sea, lies the medieval town of Labin, a place with a rich history and cultural heritage, now known as a city of galleries and artists who create and reside here all year round. The main town square will impress you with its well-preserved 16th-century loggia, from which the main city gate of St. Flora also originates. Above the gate, you will find the Labin coat of arms and the Venetian lion, a symbol of Venetian rule. As you stroll through the town, you will discover a cannon from the Austrian period and many other interesting details.

Only 1,800 meters from the sea, a building plot with a main project in a secluded location is for sale.

For the building land with a total area of 1,509 m², the main project has been approved, and communal and water contributions have been paid for the construction of a family villa with a swimming pool.

The main project approval has been obtained for a property consisting of a ground floor and first floor with a total living area of 160.65 m² (the ground floor is 111.85 m², and the first floor is 69.20 m²), a terrace of 20.40 m², and a pool of 24 m² – an ideal comfortable detached two-story house with four rooms.

Electricity and water are nearby. The plot offers a view of nature.

Ownership is clear.

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
Detached
Urbanized

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Price per m²:
70 €

Average price/m² of this type
in this region:
145 €

Median price/m² of this type
in this region:
120 €

Average price/m² of this type
in Croatia:
267 €

Median price/m² of this type
in Croatia:
187 €

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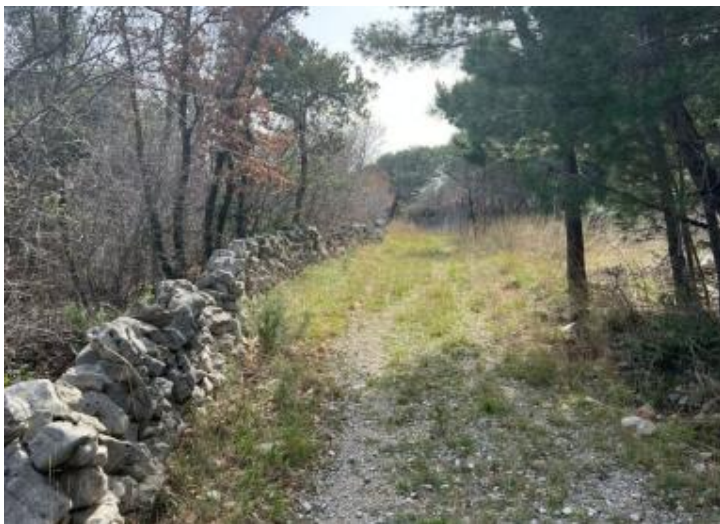
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