

# Land plot

## Labin, Istria



<b>Ref</b>	RE-U-18738
<b>Type</b>	Land plot
<b>Region</b>	Istria › Rabac-Labin
<b>Location</b>	Labin
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	3100 m
<b>Floorspace</b>	21834 sqm
<b>Price</b>	€ 140 000

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Agro land of 21 834 sq.m. in Labin area 3 km from the sea.

In the area of Labin charming town, a spacious agricultural land is for sale in a quiet location, in the heart of nature.

The land consists of two plots, 40 m apart.

The first plot covers an area of 10,620m<sup>2</sup>, it has a regular rectangular shape that expands below. The surface is partially cleared, i.e. the beginning of the plot is flat and cleared, while the terrain in the continuation of the construction is in a gentle slope, overgrown with forest.

The second plot, which is located immediately below the first, at a distance of 40m, covers an area of 11,214m<sup>2</sup>. The surface of the second plot has a slight slope due to the construction and is overgrown with forest. The shape of the plot is a regular rectangular shape.

Both plots have a macadam access road. The purpose of the first plot is arable land, while the second plot is for forest purposes. The infrastructure is located near the first plot, i.e. within 20 meters of the mentioned agricultural land.

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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