

Land plot

Rabac, Labin, Istria



Ref	RE-U-29074
Type	Land plot
Region	Istria > Rabac-Labin
Location	Rabac, Labin
Front line	No
Sea view	Yes
Distance to sea	2000 m
Floorspace	189 sqm
Plot size	855 sqm
Price	€ 165 000

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Land plot with wonderful sea views and building permit for lux villa in Rabac, Labin!

Land is cca. 2 km from the sea. Total area is 855 sq.m.

The special feature of this property is reflected in its attractive location and visual exposure. The land holds the Kvarner in the palm of your hand - on the left Rijeka, in front of Cres and on the right the islands of Zeča and Unije and the indented coast of eastern Istria. The land has a relatively regular shape, the terrain is slightly sloping, it is accessed by an asphalted road and water, electricity and telephone connections are located near the land.

The land is in the process of obtaining a building permit for the construction of a residential building with a swimming pool. The project envisages the construction of an attractive villa with an area of 189.70 m², spanning two floors. Due to its micro-location, configuration, office ownership and documentation, this land with an enchanting sea view offers an exceptional opportunity to build a family home or holiday home. The seller of the property in question is a legal entity, and the stated price does not include VAT.

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

Urbanized

Building permit

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Price per m²:
193 €

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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