

Land plot

Rabac, Labin, Istria



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

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Land in Rabac, Labin, with building permit for the two luxury villas!
Total area is 1200 sq.m.

The project envisions the construction of a modern villa with a swimming pool.

Each villa has a gross area of 260 m² and features a pool with an area of 50 m².

On the ground floor, there is a living room and dining area, a separate kitchen with dual access to the outdoor terrace with a dining table, a dedicated space for a sauna, a WC with a separate entrance, a bathroom with a washing machine, and a technical room.

The upper floor includes three bedrooms, each with its own bathroom, a sauna, and a fitness room. The property features a 50 m² infinity pool, a children's playground, and parking for three cars.

The villa is equipped with underfloor heating and air conditioning in all rooms. The orientation of the villa is North-South, with all rooms facing south, offering an unobstructed view of the sea.

The land has a gentle slope with a beautiful sea view, its own access road, and all necessary infrastructure. The southern side of the land borders non-building parcels, ensuring an uninterrupted sea view.

The land includes a connection with permission for a 15 kW solar power plant. For water supply, a 30,000-liter 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, as well as the main and execution projects. The land is situated at an altitude of 420 meters.

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.

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Price per m²:
163 €

Average price/m² of this type
in this region:
157 €

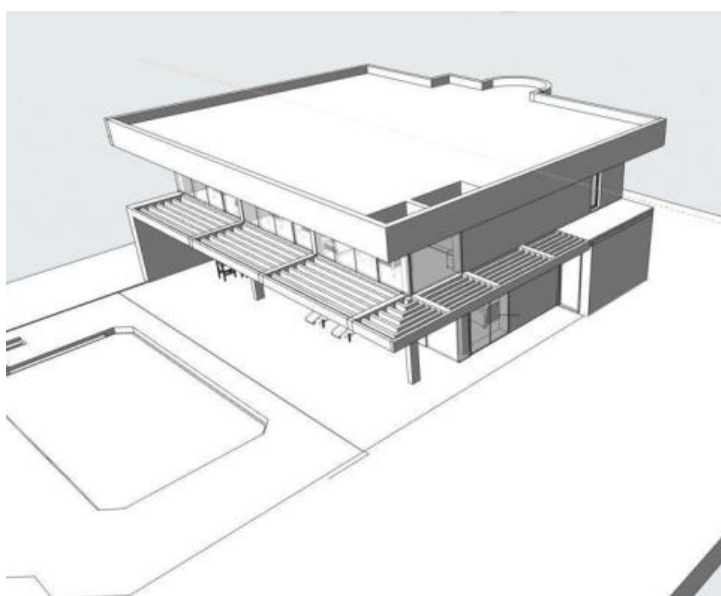
Median price/m² of this type
in this region:
124 €

Average price/m² of this type
in Croatia:
268 €

Median price/m² of this type
in Croatia:
180 €

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