

Land plot

Rabac, Labin, Istria



Ref	RE-U-32936
Type	Land plot
Region	Istria › Rabac-Labin
Location	Rabac, Labin
Front line	No
Sea view	Yes
Distance to sea	500 m
Plot size	650 sqm
Price	€ 260 000

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Land with Building Permit and Sea View in Rabac Area, 500m from the Sea!

Located on the east coast of Istria, just 5 km from Labin, Rabac boasts crystal-clear waters and vibrant nature, featuring springs, waterfalls, promenades, and other hidden gems. In recent years, it has become a significant tourist destination, attracting visitors from around the globe who enjoy its beautiful hotels and nearby apartments.

We are pleased to offer this building land of 650 sq.m., complete with a building permit, featuring breathtaking sea views!

According to the project, the planned villa will have a net living area of 188.10 m², spread across a basement, ground floor, and first floor, with a swimming pool included. The land spans 650 m², providing ample space for stress-free construction and enjoyment of your future villa.

The sea and stunning beaches are just 500 meters away, a leisurely 5-minute walk. Additionally, a shop, restaurant, and café are conveniently within walking distance.

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:
400 €

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

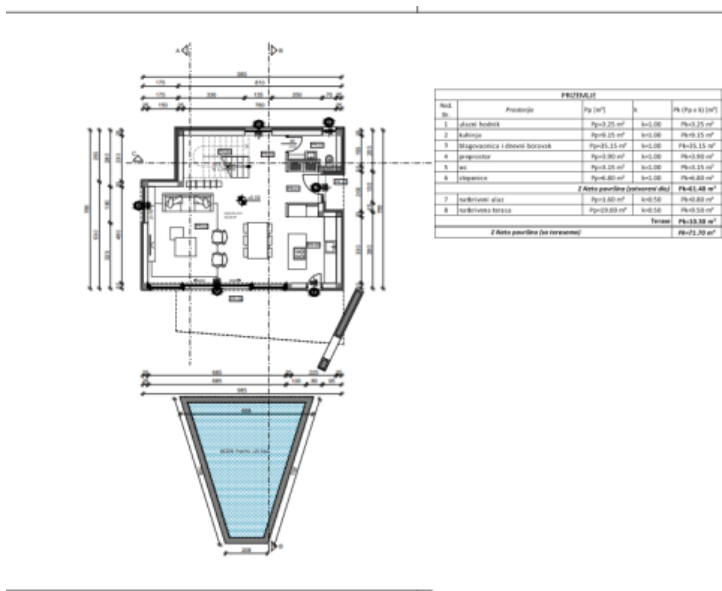
Median price/m² of this type
in this region:
124 €

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

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

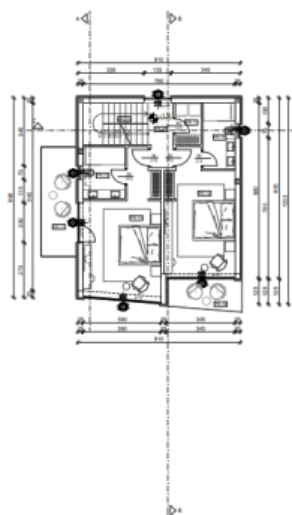
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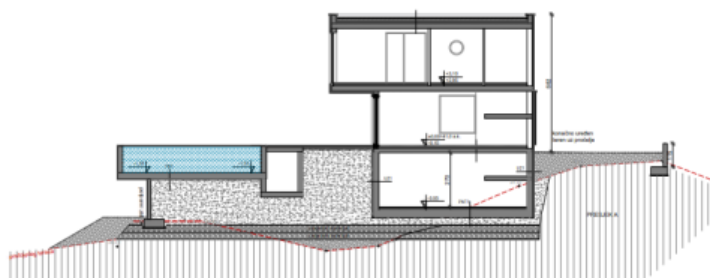
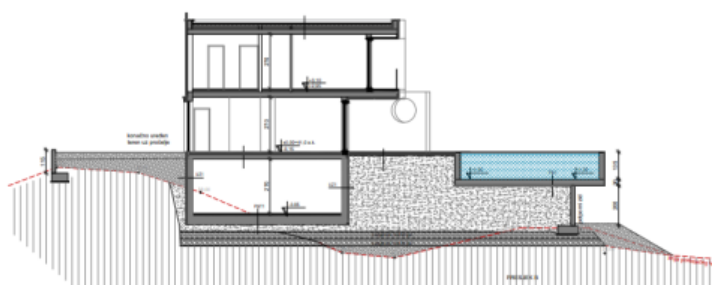
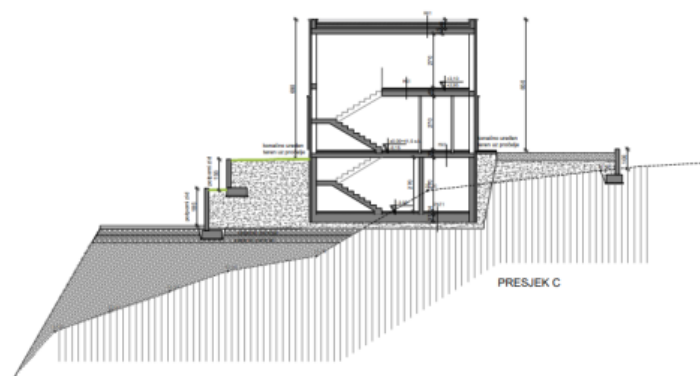


KAT			
Red. št.	Prostorija	Pg (m ²)	Pk (Pg x K) (m ²)
1.9	Uvodnica	Pg=1.11 m ²	h=4.00 Pk=4.44 m ²
1.10	Spavaonica	Pg=2.21 m ²	h=4.00 Pk=8.84 m ²
1.11	Spavaonica	Pg=2.75 m ²	h=4.00 Pk=11.00 m ²
1.12	Spavaonica	Pg=2.75 m ²	h=4.00 Pk=11.00 m ²
1.13	Spavaonica	Pg=4.88 m ²	h=4.00 Pk=19.52 m ²
1.14	Spavaonica	Pg=2.30 m ²	h=4.00 Pk=9.20 m ²
1.15	Spavaonica	Pg=2.21 m ²	h=4.00 Pk=8.84 m ²
2. KAT		Pg=10.80 m ²	Pk=43.80 m ²
1.16	Podrumna terasa	Pg=5.10 m ²	h=0.10 Pk=0.51 m ²
1.17	Podrumna terasa	Pg=5.45 m ²	h=0.10 Pk=2.18 m ²
3. KAT		Pg=10.70 m ²	Pk=42.80 m ²

UKUPNA NETO KOVČINA

UKUPNA NETO KOVČINA sa terasama

izvorište	P=10.80 m ²
izvorište	P=10.70 m ²
izvorište	P=10.70 m ²



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