

Land plot

Labin, Istria



Ref	RE-U-33565
Type	Land plot
Region	Istria > Rabac-Labin
Location	Labin
Front line	No
Sea view	No
Distance to sea	12000 m
Plot size	1031 sqm
Price	€ 119 000

Land with Permit and Attractive Project in Labin Area!

On the southeastern coast of Istria, where green hills meet the sea and nature blends seamlessly with heritage, lie two neighboring towns: Labin and Rabac. Though similar in size, these towns possess distinct yet complementary characters. Labin, perched 320 meters above sea level, is a picturesque town just five kilometers from Rabac's pristine pebble beaches. Steeped in a rich history marked by mining, and briefly declared an independent republic, Labin today stands as a fascinating blend of old and new, history and modernity, tourism and art.

Not far from Labin, a plot of land of 1031 sq.m. is for sale with a permit and an attractive development project. Located in a desirable area at the edge of the construction zone, this property sits within a charming village of holiday and family homes, offering the perfect blend of rural tranquility and proximity to both the sea and urban conveniences.

The land has a regular shape, a clean and gently south-sloping terrain, and is accessible via a well-maintained gravel road. Utilities such as water, electricity, and telephone connections are nearby.

The land plot comes with a valid building permit for a beautiful home with a swimming pool. The design harmonizes traditional Istrian architecture with modern style, creating a synergy with the natural surroundings. The planned structure is a comfortable two-story house featuring a single residential unit with an open-concept living, dining, and kitchen area that opens onto two covered terraces—one of which includes a summer kitchen. It also includes three bedrooms, each with its own bathroom, a wellness area with a gym and toilet, a guest bathroom, a laundry room, and a utility room.

The project is designed for a 5-star categorization and energy class A+ certification.

The planned equipment includes two heat pumps (for underfloor heating and the pool), CO2 air recuperators, solar panels for hot water, and an electric car charging station.

With stunning open views of the greenery and surrounding landscape, this land offers an exceptional opportunity to build a family residence or a holiday retreat.

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:
115 €

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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