

Land plot

Rabac, Labin, Istria



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|------------------------|----------------------|
| Ref | RE-U-29150 |
| Type | Land plot |
| Region | Istria > Rabac-Labin |
| Location | Rabac, Labin |
| Front line | No |
| Sea view | Yes |
| Distance to sea | 1000 m |
| Floorspace | 2214 sqm |
| Price | € 378 500 |

Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

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Unique building land plot with panoramic sea view in Rabac, cca. 1 km from the sea, with great sea views! A few minutes' walk from Rabac's pebble beaches is a harmoniously urbanized land plot with a sea view for sale.

It is located in a Mediterranean environment in a quiet street with a dizzying view of the endless sea, hills and the surrounding area.

In addition to the breathtaking panorama and extraordinary location, it is characterized by its southwest orientation and cascading terrain structure.

Access to the land is from an asphalted road, and all the necessary communal infrastructure is located near the terrain.

According to the urban development plan of the settlement, ca. 850 m² of land is in the residential zone, while the rest of the land is green space.

The construction of a residential building of lower density is permitted; detached family houses/residential villas with a maximum of 2 residential units, maximum building height of 7.50 m, i.e. it can contain two above-ground floors.

The minimum building plot area is 800 m², the maximum built-up coefficient (kig) is 0.30, the maximum utilization coefficient (kis) is 0.50, with the gross developed area not exceeding 400 m² and the minimum building (gross) area being 60 m².

Due to its microlocation, configuration, proper ownership and documentation, this plot of land in a small bay offers an exceptional opportunity for building a family home, luxury villa or a vacation home.

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:
0 €

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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