

# Land plot

## Rabac, Labin, Istria



<b>Ref</b>	RE-U-35754
<b>Type</b>	Land plot
<b>Region</b>	Istria › Rabac-Labin
<b>Location</b>	Rabac, Labin
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	2500 m
<b>Plot size</b>	620 sqm
<b>Price</b>	€ 124 500

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### **Land with Building Permit and Sea View in Rabac area, 2500 meters from the Beach!**

Nestled on the southeastern coast of Istria, where lush green hills meet the sea and nature blends seamlessly with cultural heritage, lies a unique opportunity just 4 kilometers from two distinct yet complementary towns: Labin and Rabac. Rabac, celebrated for its white pebble beaches, lush Mediterranean vegetation, and crystal-clear waters, is often referred to as the "Pearl of Kvarner." Once a quaint fishing village, Rabac has transformed into a vibrant tourist destination, brimming with cultural events and charm hidden within its picturesque streets.

The verdant surroundings and scenic hinterland of Rabac invite year-round adventures, exploration, and recreation. Not far from Labin and Rabac, a plot of land of 620 sq.m. is available for purchase, complete with a building permit and breathtaking sea views. Located in a peaceful settlement surrounded by holiday homes and family residences, this property offers the ideal blend of serene rural charm and convenient access to the sea and urban amenities.

The plot features a regular shape and gently sloping terrain, with a well-maintained gravel road providing access. Water and electricity connections are readily available adjacent to the property. The building permit allows for the construction of a residential house and a swimming pool, with utility and water contributions already paid. Additionally, the foundations for the building have been laid.

The project envisions a stunning prefabricated house characterized by Mediterranean elegance, designed to harmonize with the surrounding environment and the area's natural beauty. This property represents a rare opportunity to create a family home or vacation retreat in an enchanting location.

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 m<sup>2</sup>:  
201 €

Average price/m<sup>2</sup> of this type  
in this region:  
157 €

Median price/m<sup>2</sup> of this type  
in this region:  
124 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
268 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
180 €



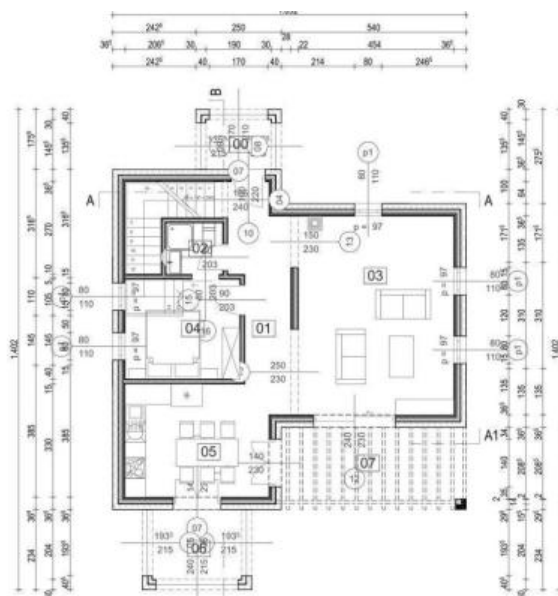
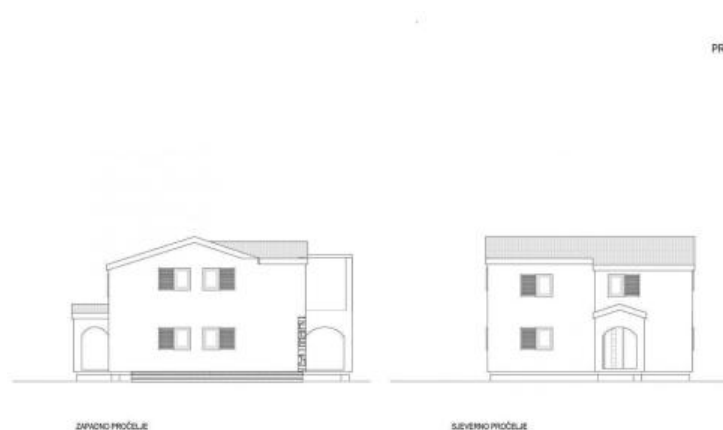
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