

Land plot

Labin, Istria



Ref	RE-U-38339
Type	Land plot
Region	Istria > Rabac-Labin
Location	Labin
Front line	No
Sea view	No
Distance to sea	12000 m
Floorspace	977 sqm
Price	Price upon request

Land plot

Labin, Istria



Land with a building permit for a semi-detached house with a swimming pool, 12 km from the sea, in Labin area.

We offer to buy a building plot of 977 m² with a building permit for the construction of a modern semi-detached house with a swimming pool.

The land is located in a quiet location near Labin, surrounded by greenery and untouched nature, providing privacy and a relaxing atmosphere.

The project suggests a total housing area of 320 m², with each residential unit having 140 m² of interior space and an additional 20 m² of terraces, ideal for enjoying the outdoors.

The houses are designed in a contemporary architectural style, with an emphasis on functionality and comfort, while the outdoor areas include a landscaped courtyard and a private swimming pool.

This property represents an excellent opportunity to build a luxurious family home or a high-quality tourist facility.

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.

Land plot

Labin, Istria



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 €

Land plot

Labin, Istria



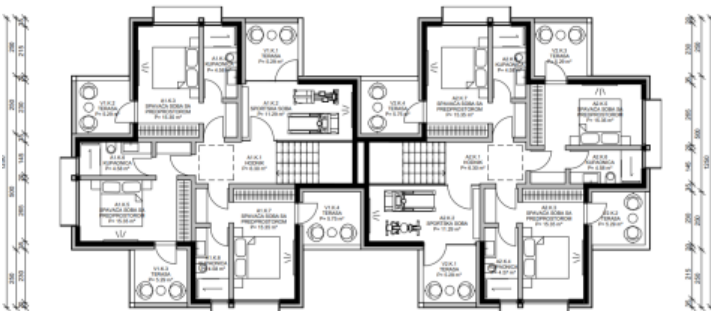
Land plot

Labin, Istria

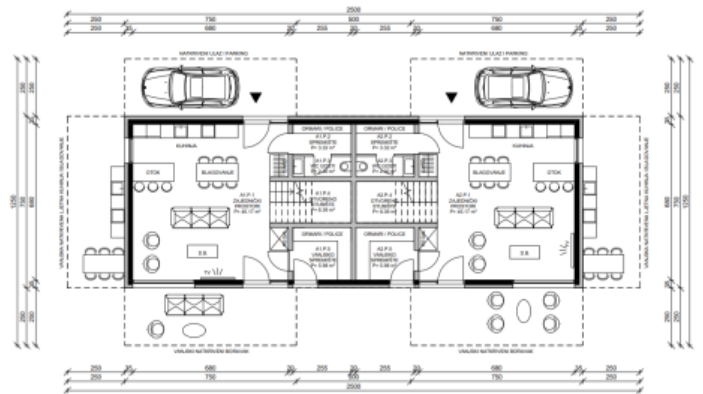


OBITELJSKA GRAĐEVINA (sa trije stambene jedinice)

min. površine besline	ZADANO	OSTVARENO
udaljenost od suvojne mae (vile od P+1)	400 m ²	377 m ²
udaljenost od suvojne mae (sa P+1)	4 m	- 3,8 m
max kg (za besline od 800 do 3000 m ²)	300 m ² + 30% površine besline	320 m ² + 53,1 m ²
max visina	8,00 m	6,00 m



VILA 1 - POVRŠINE KATA			VILA 1 - POVRŠINE TERASA KATA			VILA 2 - POVRŠINE KATA			VILA 2 - POVRŠINE TERASA KATA		
Number	Name	Area	Number	Name	Area	Number	Name	Area	Number	Name	Area
A1.K.1	HODNIK	6.30 m ²	V1.K.1	TERASA	5.29 m ²	A2.K.1	HODNIK	6.30 m ²	V2.K.1	TERASA	5.29 m ²
A1.K.2	SPORTSKA SOBA	11.29 m ²	V1.K.2	TERASA	5.29 m ²	A2.K.2	SPORTSKA SOBA	11.29 m ²	V2.K.2	TERASA	5.29 m ²
A1.K.3	SPRAVICA SOBA SA PREDPROSTOROM	15.35 m ²	V1.K.3	TERASA	5.29 m ²	A2.K.3	SPRAVICA SOBA SA PREDPROSTOROM	15.35 m ²	V2.K.3	TERASA	5.29 m ²
A1.K.4	KUPAONICA	4.58 m ²	V1.K.4	TERASA	5.75 m ²	A2.K.4	KUPAONICA	4.57 m ²	V2.K.4	TERASA	5.75 m ²
A1.K.5	SPRAVICA SOBA SA PREDPROSTOROM	15.35 m ²				A2.K.5	SPRAVICA SOBA SA PREDPROSTOROM	15.35 m ²			
A1.K.6	KUPAONICA	4.58 m ²				A2.K.6	KUPAONICA	4.58 m ²			
A1.K.7	SPRAVICA SOBA SA PREDPROSTOROM	15.35 m ²				A2.K.7	SPRAVICA SOBA SA PREDPROSTOROM	15.35 m ²			
A1.K.8	KUPAONICA	4.58 m ²				A2.K.8	KUPAONICA	4.58 m ²			
Grand total: 8		77.36 m ²	Grand total: 4		21.62 m ²	Grand total: 8		77.36 m ²	Grand total: 4		21.62 m ²



VILA 1 - POVRŠINE PRIZEMLJA			VILA 2 - POVRŠINE PRIZEMLJA		
Number	Name	Area	Number	Name	Area
A1.P.1	ZAJEDNIČKI PROSTORI	45.17 m ²	A2.P.1	ZAJEDNIČKI PROSTORI	45.17 m ²
A1.P.2	SPREMŠTE	2.32 m ²	A2.P.2	SPREMŠTE	2.32 m ²
A1.P.3	WC GOSTI	2.30 m ²	A2.P.3	WC GOSTI	2.30 m ²
A1.P.4	OTVORENO STUBŠTE	6.39 m ²	A2.P.4	OTVORENO STUBŠTE	6.39 m ²
A1.P.5	TRAJUSKO SPREMŠTE	5.98 m ²	A2.P.5	TRAJUSKO SPREMŠTE	5.98 m ²
Grand total: 5		63.14 m ²	Grand total: 5		63.14 m ²