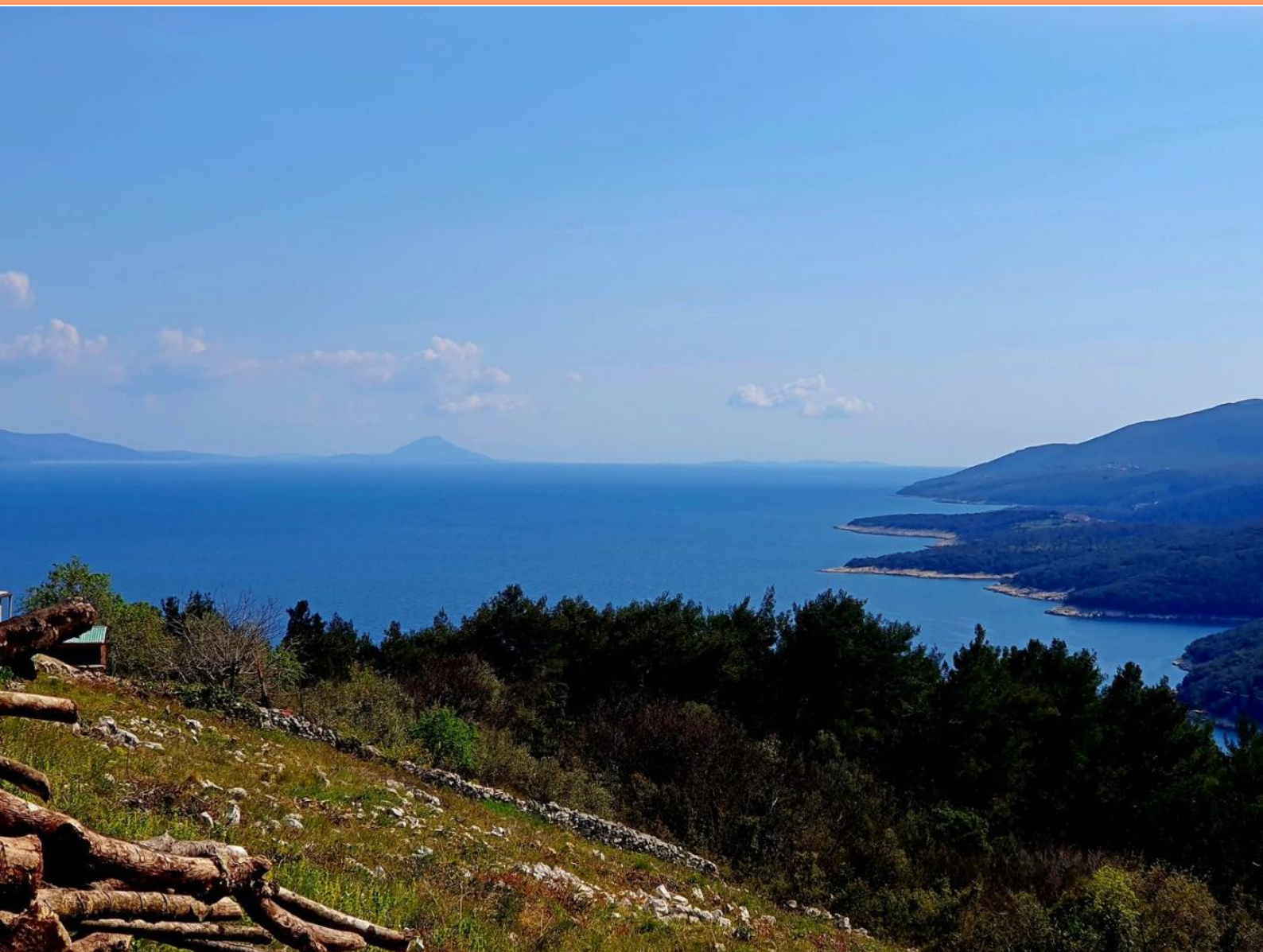


Land plot

Rabac, Istria



Ref	RE-U-38902
Type	Land plot
Region	Istria > Rabac-Labin
Location	Rabac
Front line	No
Sea view	Yes
Distance to sea	1000 m
Plot size	699 sqm
Price	€ 171 000

Land plot

Rabac, Istria



A spacious plot of land with a captivating sea view is for sale just a few minutes' walk from the pebble beaches of Rabac, just 1 km from the sea.

It is located in a Mediterranean setting in a quiet street with a panoramic view of the endless Adriatic sea, hills and surroundings.

In addition to the breathtaking panorama of the sea and extraordinary location, it is characterized by a southwest orientation and a cascading slope of the terrain.

Total area of the land is 699 sq.m.

The access to the land is from a gravel road and all necessary utilities are located near the land.

In accordance with the urban development plan of the settlement, the construction of low-density residential buildings is permitted; that is, detached, semi-detached and built-in family houses in harmony with the surrounding traditional design, with a maximum building height of 7.50 m, or a maximum of two floors above ground (Po+S/P+1). The minimum area of the building plot is 500 m², the maximum development coefficient (kig) is 0.30, the maximum utilization coefficient (kis) is 0.50, provided that the gross developed area under the building does not exceed 400 m² and the minimum floor plan for new family houses is 60 m².

Due to its microlocation, configuration, proper ownership and documentation, this land in a small bay offers an exceptional opportunity for construction.

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

Rabac, Istria



Price per m²:
245 €

Average price/m² of this type
in this region:
158 €

Median price/m² of this type
in this region:
127 €

Average price/m² of this type
in Croatia:
268 €

Median price/m² of this type
in Croatia:
181 €

Land plot

Rabac, Istria

