

Land plot

Rabac, Labin, Istria



Ref	RE-U-23051
Type	Land plot
Region	Istria > Rabac-Labin
Location	Rabac, Labin
Front line	No
Sea view	Yes
Distance to sea	1200 m
Floorspace	1236 sqm
Price	€ 260 000

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Spacious urban land plot with building permit and sea views in Rabac area, cca. 1 km from the sea!

Once a small fishing village, today Rabac is an attractive tourist destination that hides a wealth of cultural events in a network of colorful streets. The green surroundings of Rabac and the picturesque hinterland invite you to adventure, research and recreation throughout the year. Not far from Rabac and Labin in a small settlement by the sea, there is a spacious plot of land for sale with a building permit.

The land plot is located in a quiet location, surrounded by only a few houses and accessed by a neat macadam road. The terrain is slightly sloping and offers an open view of the sea and the islands of Kvarner.

In terms of infrastructure, electricity and the telephone network are located in the immediate vicinity of the land, while the water connection is 50 meters away. The land has a valid building permit for a building with a gross area of 700 m² with all utilities paid.

It is planned to build a luxury 5 ***** villa with a net area of 490 m² with five bedrooms, which extends through the basement, ground floor and first floor with a garage and a swimming pool.

VAT is included in the stated price and real estate sales tax is not payable. This land with an open sea view is a perfect opportunity for an investment in the construction of a family home as well as an investment for rental for tourist purposes.

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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