

# Land plot

## Rabac, Labin, Istria



<b>Ref</b>	RE-U-29017
<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>	2000 m
<b>Plot size</b>	1021 sqm
<b>Price</b>	€ 200 000

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Land with a building permit and a sea view in Rabac, Labin area!

This residential purpose land is cca. 2 km from the sea.

Total area of land is 1021 sq.m.

The property boasts a fairly regular shape with a gently sloping terrain, and it is conveniently located near water, electricity, and telephone connections. Currently, the land is in the process of securing a building permit for a residential building complete with a swimming pool. The proposed project features a captivating villa spanning two floors and measuring 192.15 m<sup>2</sup>. Thanks to its prime location, configuration, clear ownership, and proper documentation, this plot, which offers a stunning sea view, presents an outstanding opportunity for constructing a family or vacation home.

The property is being sold by a legal entity, and the listed price does not include VAT.

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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