

# Land plot

## Rabac, Labin, Istria



<b>Ref</b>	RE-U-29238
<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>	1000 m
<b>Plot size</b>	699 sqm
<b>Price</b>	€ 197 000

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Urban land in Rabac, Labin, with sea views, 1 km from the sea!

Total area is 699 sq.m.

This urbanized land with a sea view is for sale a few minutes' walk from Rabac's pebble beaches. It is located in a Mediterranean environment in a quiet street with a panoramic view of the endless sea, hills and the surrounding area. In addition to the breathtaking panorama and extraordinary location, it is characterized by its southwest orientation and cascading terrain. Access to the land is from a macadam road, and all the necessary communal infrastructure is located near the land. In accordance with the urban development plan of the settlement, the land is located in the zone of residential use.

The construction of residential buildings of lower density is allowed; i.e. detached, semi-detached and built-in family houses harmonized with the surrounding traditional design, maximum building height 7.50 m, i.e. a maximum of two above-ground floors (G+S/G+1).

The minimum area of the building plot is 500 m<sup>2</sup>, the maximum built-up coefficient (kig) is 0.30, the maximum utilization coefficient (kis) is 0.50, with the gross developed area under construction not exceeding 400 m<sup>2</sup> and the minimum floor plan for new family houses is 60 m<sup>2</sup>.

Due to its microlocation, configuration, proper ownership and documentation, this plot of land in a small bay offers an exceptional opportunity for building a family home or a vacation home.

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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