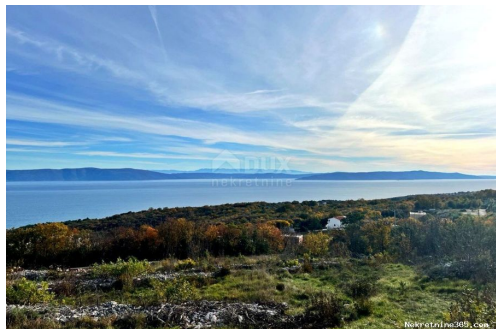


## ISTRA, RABAC - Investicijsko zemljište sa senzacionalnim pogledom, Labin, Land



### Seller Info

Name:	Agencija Dux nekretnine
E-mail:	info@dux-nekretnine.hr
First Name:	Agencija
Last Name:	Dux nekretnine
Company Name:	DUX NEKRETNINE d.o.o.
Service Type:	Selling and renting
Country:	Croatia
Region:	Primorsko-goranska županija
City:	Rijeka
ZIP code:	51000
Address:	Tizianova 8
Mobile:	385 91 480 8808
Phone:	385 51 518 174
About us:	<p>Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate.</p> <p>Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then</p>

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, RABAC - Investicijsko zemljište sa senzacionalnim pogledom
Property for:	Sale
Land type:	Building lot
Property area:	9161 m <sup>2</sup>
Price:	1,450,000.00 €
Updated:	Nov 17, 2024

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Labin
City area:	Rabac
ZIP code:	52220

### Permits

Building permit:	yes
Ownership certificate:	yes



### Description

Description:	<p>ISTRIA, RABAC - Investment land with building permits and a sensational view On the south-eastern coast of Istria, where green hills meet the sea, where nature and heritage come together, at a distance of only five kilometers there are two small towns with different but mutually complementary characters - Labin and Rabac. Rabac, due to its white pebble beaches, rich Mediterranean vegetation and crystal clear sea, has been called the pearl of Kvarner. 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 an investment land for sale with building permits and a sensational view. The uniqueness of this property is reflected in its attractive location, natural landscape and visual exposure. The land holds the Kvarner in the palm of your hand - Rijeka to the left, Cres in front and the islands of Zeča and Unije to the right and the indented coast of eastern Istria. The land is located within the boundaries of the</p>
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residential construction area and partly within the protected coastal belt of the sea. According to the valid spatial plan, it is possible to build free-standing, semi-built-in or built-in buildings on the plots, floor plan Po+P+1, maximum height above ground 7 m. The prescribed maximum built-up coefficient is 0.25, and the utilization coefficient is 0.75 for free-standing buildings. The roof of the building can be flat, sloping or combined. The minimum area of natural terrain is 20%, and the minimum number of parking spaces - 2 PM. The configuration of the land is predominantly cascading, with a height difference of ca. 27.5 meters in the east-west direction, absolute altitude from 185.00 m above sea level to 212.50 m above sea level in a length of approx. 140 meters. The land currently consists of 3 cadastral parcels, and the prepared project documentation envisages the construction of 7 two-story residential buildings of modern architecture with their own swimming pools and gardens on plots of land ranging from 850 m<sup>2</sup> to 1,700 m<sup>2</sup>. For future buildings, all special terms and conditions of connection, offers and contracts for electricity connection have been obtained, all main projects have been drawn up, and the process of issuing building permits is currently ongoing. On the land, the construction of a road has begun on a separate building plot of 1,414 m<sup>2</sup> with infrastructure consisting of: hydrant network, storm drainage, water pipeline, public lighting and telecommunications, for which a valid building permit has been obtained. So far, rough construction works have been carried out (earthworks, excavations, construction of supporting reinforced concrete walls). Due to its microlocation, shape and configuration, this spacious plot with a panoramic view of the sea offers an exceptional opportunity for investment. The seller of the property in question is a legal entity, and the stated price does not include VAT. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 25971

## Additional contact info

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Agency ref id: 25971  
Contact phone: +385 92 235 9472