

## ISTRA, LABIN, OKOLICA Zemljište Turističke namjene (T2) za gradnju turističko-ugostiteljskih sadržaja 32.322 m2, Kršan, Land



### Seller Info

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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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About us: 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. 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

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, LABIN, OKOLICA Zemljište Turističke namjene (T2) za gradnju turističko-ugostiteljskih sadržaja 32.322 m <sup>2</sup>
Property for:	Sale
Land type:	Building lot
Property area:	32322 m <sup>2</sup>
Price:	1,939,320.00 €
Updated:	Jun 14, 2024

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Kršan
City area:	Zagorje
ZIP code:	52232



### Permits

Ownership certificate:	yes
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### Description

Description:	<p>Istria, Labin, surroundings - Land for tourist purposes (T2) for the construction of tourist facilities 32,322 sqm. It is located in an almost untouched part of the coast of eastern Istria with open views of the sea, Kvarner and the islands of Cres, Lošinj, Unije, Krk. It is located in a small village below the Labin-Rijeka road, and belongs to the municipality of Kršan. The land has access to the sea and a wild beach to which access is possible only through this land. According to the spatial plan, the land is located in a part of the construction area for tourist and catering purposes. In the immediate vicinity of the land is the existing infrastructure (water, telephone and electricity). Also nearby are three beautiful beaches, Bobina, Brestova and Stupova, and the land has access to a beautiful wild beach. Access to the land is directly from the road. Land is suitable for construction of apartments, hotels and accompanying facilities for service, catering and tourism, reception buildings, entertainment, recreational, sports and similar purposes. One of the peculiarities of the location is that in the neighboring town, the zoning plan envisages the construction of a golf course Eastern Istria in the stretch from Labin to Rijeka with perhaps the most beautiful sea views in the northern Adriatic. The road distance from Labin is 20 km, to Mošćenička Draga 10 km. Opatija 30 km away and Rijeka about 40 km. In the immediate vicinity is the ferry port of</p>
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Brestova with a connection to the islands of Cres and Lošinj. The town of Labin, probably the best-preserved acropolis of Istria, was built on a 320-meter-high hill - the site of the Roman settlement of Albona, whose name was first mentioned in 285 AD. In the past, this gem was known for its 400-year-old mining business, while today it is one of the cultural and administrative centers in Istria.

Mošćenička Draga, once a small fishing, picturesque place, is located in the heart of the Kvarner Bay. From ancient times it attracts with its beautiful long beaches surrounded by Mediterranean plants, agaves, pines. Located southwest of Opatija, below Učka, with the medieval Mošćenice in the hinterland, Mošćenička Draga is a beautiful coastal town with perhaps the most beautiful beach in Kvarner. Istria, Labin, surroundings - Land for tourist purposes (T2) for the construction of tourist facilities 32,322 sqm is an interesting property and almost an ideal investment opportunity with great potential in an untouched natural environment with open views of the sea and Kvarner Bay. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions:

[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 12206

### Additional contact info

Reference Number: 577489

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