

## ISTRA, LABIN, KRŠAN - Građevinsko zemljište 1500 m2, Kršan, 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: 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, KRŠAN - Građevinsko zemljište 1500 m2
Property for:	Sale
Land type:	Building lot
Property area:	1687 m <sup>2</sup>
Price:	56,000.00 €
Updated:	Jun 14, 2024

### Location

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



### Permits

Ownership certificate:	yes
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### Description

Description:	<p>Istria, Labin, Kršan - Building land 1500 sqm. The area belonging to the Municipality of Kršan is located in the central part of the eastern coastal area of the Istrian peninsula. It is located between the Kvarner Bay, Plomin Bay and Plomin Bay, the valley of the river Raša, the slopes of central Istria and the area of Učka and Brestova Bay on the coast. The climate is mild, Mediterranean, where there are no large temperature amplitudes - winter conditions are rare, with lots of sun and heat. For sale is a building plot with a total area of 1500 m<sup>2</sup> in a quiet neighborhood. The land is located along the road with excellent transport links with the town of Labin, the town of Pazin, and the Istrian peninsula as a whole. It is about 2.5 km to Kršan Castle. The land is rectangular and flat. Electricity and water are in the immediate vicinity, and an asphalt road leads to the land. Istria, Labin, Kršan - Building land 1500 sqm is located within the undeveloped part of the village, and residential construction is possible. According to the spatial plan, the maximum allowed height and the largest number of above-ground floors of residential buildings are: - for a family building 10m, with a maximum of 3 above-ground floors, - for a multi-apartment building 13m, with a maximum of 4 above-ground floors. The size of the building plot for the construction of a new building, - for residential buildings - family building: - detached buildings - at least 300 sqm, and for residential buildings - apartment buildings: - detached buildings - at least 900 sqm. The maximum permitted construction of a building plot in</p>
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residential buildings - family building: - free-standing buildings - the highest coefficient of construction of a building plot is 0.35, and in residential buildings - apartment building: - detached buildings - the highest coefficient of building plot construction is 0.50. This land is ideal for building a house with a large garden that has many options, depending on the wishes and needs of the future owner or can be an opportunity for investment and construction of several facilities/houses. 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: 11618

### Additional contact info

Reference Number: 577595  
Agency ref id: 11618