

## LABIN, SVETA MARINA- stara kuća s građevinskim zemljištem 935m2, pogledom na more i 2 idejna projekta, Raša, House



### 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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Region: Primorsko-goranska županija  
City: Rijeka  
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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:	LABIN, SVETA MARINA- stara kuća s građevinskim zemljištem 935m2, pogledom na more i 2 idejna projekta
Property for:	Sale
House type:	detached
Property area:	50 m <sup>2</sup>
Lot Size:	935 m <sup>2</sup>
Bedrooms:	1
Price:	310,000.00 €
Updated:	Oct 30, 2024

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Raša
City area:	Sveta Marina
ZIP code:	52223



### Permits

Ownership certificate:	yes
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### Parking

Number of parking spaces:	7
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### Description

Description:	LABIN, SVETA MARINA- old house with building land 935m2, sea view and 2 conceptual projects Building land has a view of the sea and a southern orientation. The building land in nature and according to the conceptual design consists of 2 parts: - a part of approx. 435m2 with an old house on which reconstruction is planned - extension of the existing house with a conceptual project of a villa with a swimming pool For this part of 435m2, it is necessary to purchase another 107m2 from the Municipality, for which there is a possibility of redemption. That part would then have a total of 542 m2, which is enough for the implementation of the conceptual project. - a part of approx. 500m2 on which, according to the conceptual project, a building with 3 apartments is planned. The configuration of the terrain is slightly sloping/completely flat. The field is located in a quiet and peaceful position and right next to the paved road. All utilities to the field. Clean
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and tidy property. The land is partially cleared and ready for construction. The future built property on this plot would have a view of the sea even from the ground floor, but from the first floor there would be a panoramic open view of the sea. This property is 390m from the sea as the crow flies, or 700m by car (approx. 1 min). A good opportunity for investors who are engaged in the construction of apartments / houses for rent - holidays with a swimming pool, but also for those who would like to build a family house in a quiet, peaceful environment.

**PROPERTY IN A GREAT AND UNIQUE LOCATION WITH GREAT POTENTIAL!!!** LABIN The town of Labin was founded 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 activity, while today it is one of the cultural and administrative centers in Istria. The charming city combines cultural and historical monuments and rich architecture during various cultural events. The Old Town is located on the hill, while the other part of the town is known as Podlabin. The area of the Old Town is known as the city of artists, where there are numerous studios that you can see if you walk through their alleys. In addition, you can visit the City Museum with its archaeological and ethnological collection and experience the unique and unforgettable experience of entering a model mine. Only 5 kilometers away from Labin is Rabac - the most important tourist center on the east coast of Istria, located at the foot of a hill that protects it and enjoys a pleasant Mediterranean climate. It is adorned with stunning surroundings, beautiful pebble beaches and a view of the Kvarner Bay. Over time, it turned into a well-known tourist center with as many as 15 hotels and apartment complexes and several campsites. If you like to take a peek at the unusual gastronomic offer, don't forget to try a specialty specific to the area of Labinština. Sweet boiled donuts - sweet dough with cheese in the form of ravioli in an unusual combination with goulash certainly represent a new experience. Dear clients, the agency commission is charged in accordance with the General terms and conditions of business:

[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) Dear potential buyers, renters and lessees, viewing the property that you are interested in and in which you have an interest is possible only and exclusively with the signing of the Real Estate Brokerage Agreement, for the purpose of protecting the owner of the property from visits by unregistered persons, and in accordance with the Data Protection Act and the Real Estate Brokerage Act. When viewing each property, the potential buyer/lessee/lessee is obliged to fill out and sign the Real Estate Brokerage Agreement, which states the following: - basic information about the potential buyer/lessee/lessee - basic information about the agency - the amount of the agency commission The agency commission for the buyer is 3 % (+25% VAT) of the total agreed purchase price. The agency commission for the lessee is one monthly rent (+ 25% VAT). ID CODE: 28927

## Additional contact info

Reference Number: 584183  
Agency ref id: 28927

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