

## ISTRA, RABAC - Prostrano zemljište s oćaravajućim pogledom na more, Labin, Land



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto: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 ųupanija  
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.

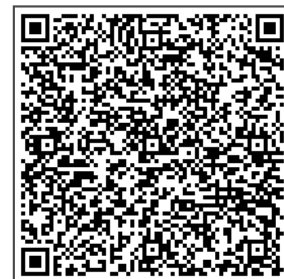
## Listing details

### Common

Title:	ISTRA, RABAC - Prostrano zemljište s očaravajućim pogledom na more
Property for:	Sale
Land type:	Building lot
Property area:	2913 m <sup>2</sup>
Price:	514,000.00 €
Updated:	Jun 29, 2024

### Location

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



### Description

Description: ISTRIA, RABAC - Spacious plot with an enchanting sea view On the southeast coast of Istria, where green hills meet the sea, where nature and heritage come together, there are two towns of similar size but with different but mutually complementary characters - Labin and Rabac, just five kilometers apart. 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. A spacious plot of land with an enchanting view of the sea 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. According to the urban development plan of the settlement, ca. 1,549 m<sup>2</sup> of land is in the residential zone, while the rest of the land is green space. On part of the land with a surface area of 699 m<sup>2</sup>, the construction of residential buildings of lower density is allowed; i.e. free-standing, semi-detached and built-in family houses in harmony 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>. On part of the land of approx. 850 m<sup>2</sup> is allowed for the construction of a residential building of lower density; detached family houses/residential villas with a maximum of 2 residential units, maximum building height of 7.50 m, i.e. it can contain two above-ground floors. The minimum building plot area is 800 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 not exceeding 400 m<sup>2</sup> and the minimum building (gross) area being 60 m<sup>2</sup>. Due to its microlocation, configuration, proper ownership and documentation, this land in a small bay offers an exceptional opportunity for construction. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: <http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 29238

### Additional contact info

Reference Number: 588310

Agency ref id: 29238