

## ISTRA, SKITAČA - Jedinstveno građevinsko zemljište s građevinskom dozvolom i pogledom na more, 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,SKITAČA - Jedinstveno građevinsko zemljište s građevinskom dozvolom i pogledom na more
Property for:	Sale
Land type:	Building lot
Property area:	1186 m <sup>2</sup>
Price:	195,000.00 €
Updated:	Oct 21, 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, SKITAČA - Unique building plot with building permit for two modern villas The town of Skitača is located on the southernmost part of the Labin peninsula, on a clearing 425 meters high and surrounded by four hills, Goli, Oštri, Brdo and Orlić. It is they who protect the village from the sharp gusts of storms, which are a frequent occurrence in that area. Skitača was founded in the 15th century, when refugees were fleeing from the Turks, and the name, probably of Vlach origin, means people who move - vagrants. In this unique place in a prime location, a plot of land with a building permit for a modern villa is for sale. The land area is 1200 m<sup>2</sup>. According to the project, the construction of a modern villa with a swimming pool is planned. The villa has a gross area of 260 m<sup>2</sup> with a swimming pool of 50 m<sup>2</sup>. On the ground floor there is a living room and a dining room, a separate kitchen, which has a double service and access to the outdoor terrace with a dining table, a separate area for the sauna, a toilet with a separate entrance, there is also a bathroom with a washing machine and a technical room.</p>
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Upstairs there are three bedrooms, each with its own bathroom, sauna, trim cabinet. There is an infinity pool of 50m<sup>2</sup>, a children's playground and parking for 3 cars in the garden. The villa is equipped with underfloor heating and air conditioning in all rooms. The orientation of the villa is North-South, so all rooms are oriented to the South, with an open view of the sea. The land is gently sloping with a beautiful view of the sea, with its own access road and all the necessary infrastructure. The land on the south side borders plots that are not in the construction area and offers an unobstructed view of the sea. On the land there is a connection with a permit for the connection of a 15 kw solar power plant. A tank with a volume of 30,000 liters is planned for water, the possibility of drilling a well at a depth of 150 m - a source of 250 liters per minute. The building has a valid building permit, main and executive project. The land is located at an altitude of 420 meters. Ownership in order. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.

<https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 31112

### Additional contact info

Reference Number: 615923  
Agency ref id: 31112  
Contact phone: +385 92 106 5592