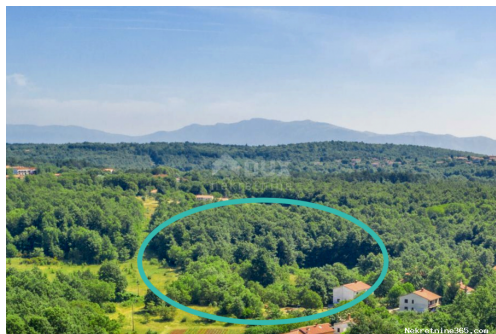


ISTRA, LABIN - Prostrano građevinsko zemljište na rubu naselja, Labin, Land



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: 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 - Prostrano građevinsko zemljište na rubu naselja
Property for:	Sale
Land type:	Building lot
Property area:	5141 m ²
Price:	160,000.00 €
Updated:	Oct 31, 2024

Location

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



Permits

Ownership certificate:	yes
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Description

Description:	<p>ISTRIA, LABIN - Spacious building plot on the edge of the village On the southeast coast of Istria, where green hills meet the sea, where nature and heritage come together, there are two small towns with different but mutually complementary characters - Labin and Rabac. The picturesque town of Labin rises on a hill 320 meters high, only four kilometers from the white pebble beaches in Rabac. Intertwined with rich history and mining that marked this region, Labin, which was declared an independent republic for a short time, is today a fascinating city of contradictions; old and new, history and present, tourism and art. Not far from the town of Labin, there is a spacious building plot for sale on the edge of the village. The micro-location offers an authentic experience of a small Istrian town, intimacy and relief from all the hectic effort and noise and at the same time close enough to the center of the town of Labin with a range of facilities and pebble beaches in Rabac. The cadastral parcel is irregular in shape, the terrain is slightly sloping and partially overgrown with low, medium and tall unkempt vegetation, it has access from a road registered as social property, and the electricity, water supply and electronic communication infrastructure is located next to the land. The parcel is not fenced or marked, and its location is determined approximately on the ground. According to the spatial planning documentation, the land is located in an undeveloped part of the construction area of the residential settlement. The smallest permitted area of a building plot for the construction of new buildings</p>
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within the construction areas of residential settlements is 400 m². On a separate building plot, the construction of detached, built-in and semi-built-in family (no more than two functional units - residential or commercial, of which the greater part of the total gross area must be intended for housing) and multi-family buildings (minimum three and maximum four functional units - residential or commercial) is allowed, of which the greater part of the total gross area must be intended for housing) and auxiliary buildings. The maximum permitted height and the maximum number of above-ground floors of residential buildings is 8.0 m with a maximum of 3 above-ground floors for a single-family building and 8.5 m with a maximum of 3 above-ground floors for a multi-family building. Due to its microlocation, configuration, proper ownership and documentation, this land 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: 33305

Additional contact info

Reference Number: 639645
Agency ref id: 33305
Contact phone: +385 92 235 9472