

## ISTRA, LABIN - Zemljište s dozvolom i atraktivnim projektom, Labin, Land



### Seller Info

Name: Agencija Dux nekretnine  
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 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  
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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:	ISTRA, LABIN - Zemljište s dozvolom i atraktivnim projektom
Property for:	Sale
Land type:	Building lot
Property area:	1031 m <sup>2</sup>
Price:	119,000.00 €
Updated:	Nov 09, 2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Description

Description:	<p>ISTRIA, LABIN - Land with a permit and an attractive project On the southeastern coast of Istria, at the place where the 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. The picturesque town of Labin rises on a hill 320 m high, only five 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 land for sale with a permit and an attractive project. It is located in a convenient microlocation on the edge of the construction zone in a gentle little settlement with holiday homes and family homes, offering the perfect balance of rural surroundings and proximity to the sea and urban amenities. It has a regular shape, the terrain is clean and gently sloping towards the south, it is accessed by a neat macadam road, and water, electricity and telephone connections are located nearby. The land has a valid building permit for the construction of an impeccable house with a swimming pool, which with its</p>
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tame architecture does not disturb the environment, but creates a synergy of the natural environment, traditional Istrian architecture and modern design. It was designed as a comfortable two-story house with one residential unit consisting of an open-concept space that unites the living room, dining room and kitchen with access to two covered terraces, one of which contains a summer kitchen, three bedrooms with their own bathrooms, a wellness area with a gym and toilet, guest toilet, laundry room and equipment room. It is designed for a categorization of 5 stars, energy class A+. Provided equipment; two heat pumps (for floor heating and swimming pool), CO2 recuperators, solar panels for hot water, charging station for electric cars. This land with an open view of the greenery and the surrounding area is an exceptional opportunity to build a family home or holiday home. 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: 33565

### Additional contact info

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