ID: 2399

EXTREMELY SPACIOUS BUILDING LAND WITH OPEN SEA VIEWS

Labin

1,250,000 €
136 €/m^2







The Istrian region is considered one of the most suitable and adequate regions for living and offers many natural beauties supported by a warm Mediterranean climate and a very friendly local population. On a hill above Rabac is located the medieval town of Labin, which charmingly combines the wealth of architecture and cultural and historical monuments with numerous art studios.

This extremely spacious residential building plot of 9,161 m2 is located in the immediate vicinity of Labin. The location is extremely quiet and very attractive, given that the plot offers a

stunning open view of the sea, which makes this property truly unique, as well as the immediate proximity of the sea of 900 meters.

According to the current spatial plan, it is possible to form a building plot on the area where the construction of free-standing, semi-built-in or built-in buildings on three floors would be possible, with a maximum height above ground of 7 m. The prescribed maximum development coefficient is 0.25, and the utilization coefficient is 0.75 for free-standing buildings. The minimum size of the building plot is 300 m2. The roof of the building can be flat, sloping or combined. The minimum area of natural terrain is 20%, and the minimum number of parking spaces is two parking spaces. The land is positioned partly within the protected coastal zone of the sea (1000m). Construction of a road with infrastructure has begun on the land based on the obtained final building permit. Infrastructure is planned for the road, which consists of: hydrant network, storm drainage, water pipeline, public lighting, telecommunications. So far, rough construction work has been carried out (earthworks, excavations, construction of reinforced concrete retaining walls). The road is located on a separate building plot.

The listed property, due to its irreplaceable location, area, potential, sea view and the sea at your fingertips, represents great potential for future buyers and offers the possibility of building a facility for catering and rental activities, which would significantly accelerate the return on investment or the construction of a facility for enjoying it for a comfortable family life.

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Summary

LOCATION	Labin	PROPERTY ID	2399
PRICE	1,250,000 €	TYPE	Land
LAND TYPE	FOR BUILDING	AREA	9,161 M²
ORIENTATION	-	VIEW AT	SEA
NUMBER OF FLOORS	-	ACCESS ROAD	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
OWNERSHIP TYPE	ORDERLY	CERTIFICATE OF OWNERSHIP	YES
LOCATION PERMIT	YES	BUILDING PERMIT	-

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Extra features

- Access road
- Sea View

Infrastructure

- Electricity
- Water

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