



## LABIN, SVETA MARINA- old house with building plot 435m2, with sea view and conceptual project



### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 211,414.32

### Localização

Country:	Croácia
State/Region/Province:	Istria
Adicionado:	26/03/2024
Informação adicional:	
Location:	Istarska županija, Raša, Sveta Marina.

LABIN, SVETA MARINA - building land of 435 m2 with an old house, with a view of the sea and a conceptual project.

The building land has a view of the sea and a southern orientation. The building land is in nature and according to the conceptual project it consists of 2 parts: - a part of approx. 435m2 with an old house on which reconstruction is planned - extension of the existing house with a conceptual project of a villa with a swimming pool This price applies only to this part! For this part of 435m2, it is necessary to purchase another 107m2 from the Municipality, for which there is a possibility of purchase. That part would then have a total of 542 m2, which is enough for the implementation of the conceptual project. - a part of approx. 500m2 on which, according to the conceptual project, a building with 3 apartments is planned. This part can be bought separately, the price of that part alone is €145,000. The price for both parts together is €310,000. The configuration of the terrain is slightly sloping/ completely flat. The field is located in a quiet and peaceful position and right next to the paved road. All utilities to the field. Clean and tidy property. The land is partially cleared and ready for construction. The future built property on this plot would have a view of the sea even from the ground floor, but from the first floor there would be a panoramic open view of the sea. This property is 390m from the sea as the crow flies, or 700m by car (approx. 1 min). A good opportunity for investors who are engaged in the construction of apartments / houses for rent - holidays with a swimming pool, but also for those who would like to build a family house in a quiet, peaceful environment. PROPERTY IN A GREAT AND UNIQUE LOCATION WITH



GREAT POTENTIAL!!! LABIN The town of Labin was founded on a 320-meter-high hill - the site of the Roman settlement of Albona, whose name was first mentioned in 285 AD. In the past, this jewel was known for its 400-year-old mining activity, while today it is one of the cultural and administrative centers in Istria. The charming city combines cultural and historical monuments and rich architecture during various cultural events. The Old Town is located on the hill, while the other part of the town is known as Podlabin. The area of the Old Town is known as the city of artists, where there are numerous studios that you can see if you walk through their alleys. In addition, you can visit the City Museum with its archaeological and ethnological collection and experience the unique and unforgettable experience of entering a model mine. Only 5 kilometers away from Labin is Rabac - the most important tourist center on the east coast of Istria, located at the foot of a hill that protects it and enjoys a pleasant Mediterranean climate. It is adorned with stunning surroundings, beautiful pebble beaches and a view of the Kvarner Bay. Over time, it turned into a well-known tourist center with as many as 15 hotels and apartment complexes and several campsites. If you like to take a peek at the unusual gastronomic offer, don't forget to try a specialty specific to the area of Labinština. Sweet boiled donuts - sweet dough with cheese in the form of ravioli in an unusual combination with goulash certainly represent a new experience. Dear clients, the agency commission is charged in accordance with the General terms and conditions of business: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) Dear potential buyers, renters and lessees, viewing the property that you are interested in and in which you have an interest is possible only and exclusively with the signing of the Real Estate Brokerage Agreement, for the purpose of protecting the owner of the property from visits by unregistered persons, and in accordance with the Data Protection Act and the Real Estate Brokerage Act. When viewing each property, the potential buyer/lessee/lessee is obliged to fill out and sign the Real Estate Brokerage Agreement, which states the following: - basic information about the potential buyer/lessee/lessee - basic information about the agency - the amount of the agency commission The agency commission for the buyer is 3 % (+25% VAT) of the total agreed purchase price. The agency commission for the lessee is one monthly rent (+ 25% VAT).

ID CODE: 28928

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Condição: Must be reformed

## Comum

Pés quadrados acabados: 50 m<sup>2</sup>

Tamanho do lote: 435 m<sup>2</sup>

## Room details

Total rooms: 4

## Building details

Parking: Sim



## **Lease terms**

Date Available:

## **Informação adicional**

URL do site:

[http://www.arkadia.com/IOUL-T15347/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/IOUL-T15347/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

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