

ISTRIA ADRIA

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Code :	12911
Location :	Labin
Lot size :	1031 m ²
Garden size :	0.00 m ²
Energy efficiency :	Not specified

Price : 79.000 €

SVETI MARTIN, BUILDING LAND 1,031 m² WITH BUILDING PERMIT

An attractive building plot of 1,031 m² is for sale, located in the picturesque Istrian village of Sveti Martin, on a sunny southern slope surrounded by nature and new luxury villas. This property represents an excellent opportunity for building a family home or an exclusive holiday villa, with the possibility of starting construction without waiting for permit approvals.

A building permit has been obtained for the land, and the utility contribution has been fully paid and is included in the price. The existing project can be adapted and modified according to personal preferences and needs, and in the case of constructing a smaller building, the municipality will refund the difference in the paid utility contribution.

The plot is located at the end of the building zone, as the last in a row, which ensures additional privacy and tranquility for future owners. Directly in front of the land, there is approximately 1.5 hectares of land used as a meadow and pasture, further emphasizing the sense of spaciousness and open views of the natural landscape.

The location is ideal for those who want to enjoy the authentic Istrian environment while being close to all essential amenities. In the village itself, there are shops, a school, a children's playground, a church, and a traditional Istrian castle with local gastronomic offerings.

The southern orientation and abundance of natural light throughout the day enhance the appeal of this property.

Distances:

Labin: 9 km

Rabac: 14.7 km

Pula Airport: 50 km

For more information and to schedule a viewing, please