



<b>Code :</b>	19952
<b>Location :</b>	Labin
<b>Building size :</b>	50 m2
<b>Lot size :</b>	435 m2
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	1
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	Not specified

**Price :** 185.000 €

Building plots with an old ruined house, sea view, and southern orientation!

We present an exceptional investment opportunity in building plots with panoramic sea views, ideal for constructing luxury villas or renovating existing properties.

#### BUILDING PLOT 1

Land area: 435 m<sup>2</sup>

On the plot, there is an old Istrian house for reconstruction and expansion. Conceptual design and geodetic basis prepared for the construction of a villa (PO+P+PK) with a total area of 210 m<sup>2</sup>.

The planned villa includes a pool, atrium, and 3 parking spaces.

Existing connections: electricity, water, and a septic tank.

Additional opportunities:

There is a possibility to purchase approximately 110 m<sup>2</sup> of land from the Municipality of Raša to expand the yard. The current owner has already initiated the purchase process.

Price: €185,000 for individual sale at this stage.

Documentation: Conceptual design for reconstruction and expansion is available in the attachments.

This plot is ideal for those who want to enjoy a peaceful environment with sea views, with the option of personalized construction or renovation.

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