



PARENTIUM PREMIUM
Real Estate

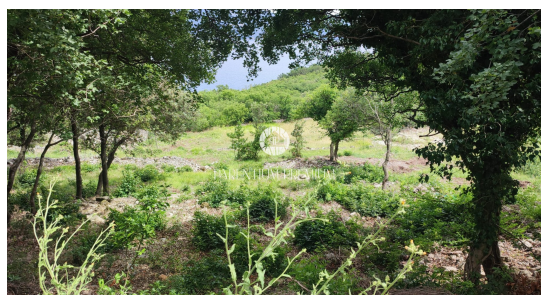
PARENTIUM PREMIUM REAL ESTATE

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Code :	02437
Location :	Kršan
Building size :	0 m ²
Lot size :	1056 m ²
Distance from center :	0 m
Distance from sea :	500 m
Seaview :	Yes

Price : 235.000 €

In a quiet environment near Labin, a building plot of 1,056 m² is for sale, with a beautiful open view of the sea.

A conceptual design for a modern villa with a pool has been created for the land, and the documentation has already been submitted for obtaining special conditions, with the process for obtaining a building permit underway.

According to the project, the villa is envisioned on two levels – a basement and ground floor, with a total net residential area of 322.43 m².

The planned layout includes three bedrooms, three bathrooms, a spacious open-space living room with a kitchen and dining area, a wellness area, two storage rooms, a technical room with storage, and covered terraces that further connect the interior with the outdoor space. The special value of this property is the open sea view and the quiet location that offers privacy while also providing good connectivity to the coast and Labin.

Water and electricity connections are located directly next to the plot, while access to the land is ensured by an asphalt road.

The sea is approximately 450 m in a straight line, the nearest beach about 1.5 km, and the center of Labin approximately 15 km away.

The property represents an excellent opportunity for the realization of a quality private villa or an investment project in an attractive location on the eastern coast of Istria.