

# Villa

Rabac, Labin, Istria



<b>Ref</b>	RE-U-34300
<b>Type</b>	Villa
<b>Region</b>	Istria › Rabac-Labin
<b>Location</b>	Rabac, Labin
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	500 m
<b>Floorspace</b>	200 sqm
<b>Plot size</b>	496 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 990 000

Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)

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Magnificent villa built in 2022 mere 500 meters from the coastline in Rabac area!  
Total surface is 200 sq.m. Land plot is 496 sq.m.

On the southeastern coast of Istria, where green hills meet the sea, nature and heritage come together. Just four kilometers away are two small towns of similar size but with different, complementary characters—Labin and Rabac.

Rabac is known as the "Pearl of Kvarner" because of its white pebble beaches, rich Mediterranean vegetation, and crystal-clear sea. Once a small fishing village, Rabac has grown into an attractive tourist destination, with its charming streets offering a variety of cultural events. The green surroundings of Rabac and its picturesque hinterland invite you to adventure, exploration, and recreation throughout the year.

Not far from Rabac and Labin, in a small seaside village, there is a villa for sale with a panoramic sea view. It is located in a peaceful neighborhood that offers a stunning view of Učka mountain, the city of Rijeka, the Kvarner islands, and the crystal-clear Adriatic Sea. The position of this property provides an enchanting and unique view.

The villa features a modern design, built using high-quality materials to meet the highest standards for residential construction. The minimalist modern interior focuses on open spaces with glass walls that allow plenty of natural light and offer panoramic sea views.

The villa is organized as a single residential unit, spread over two floors: the ground floor and the first floor. The ground floor includes a kitchen with a dining area, three bedrooms, three bathrooms, and a guest toilet. The first floor features a spacious living room, a bedroom, a bathroom, and a guest toilet.

The garden is beautifully landscaped and fenced, offering a harmonious setting that includes a heated swimming pool of 38 m<sup>2</sup> with a sunbathing area.

Its location, structure, and comfort make this property an ideal choice for a peaceful family life or as an investment for tourist rental purposes.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m<sup>2</sup>:  
4950 €

Average price/m<sup>2</sup> of this type  
in this region:  
3145 €

Median price/m<sup>2</sup> of this type  
in this region:  
3135 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4345 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3850 €



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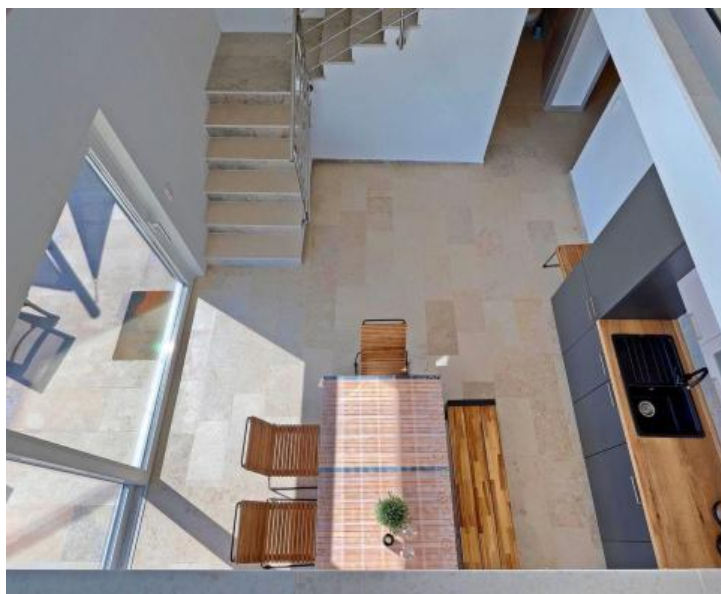
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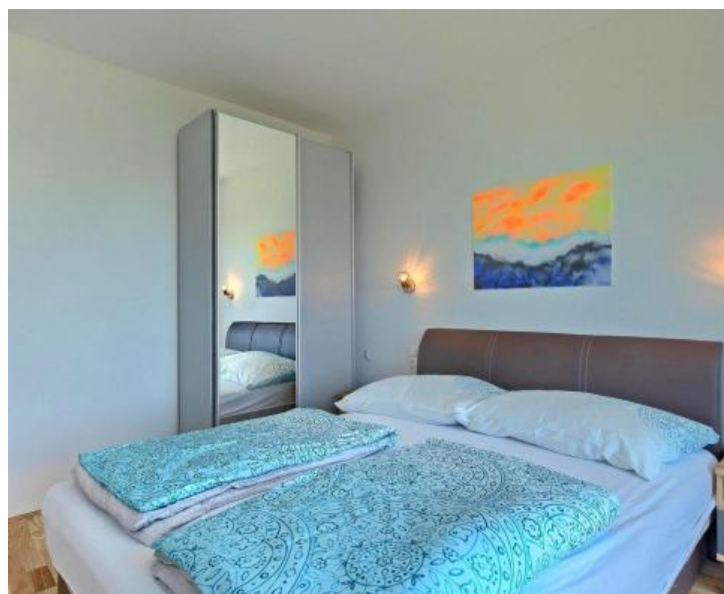
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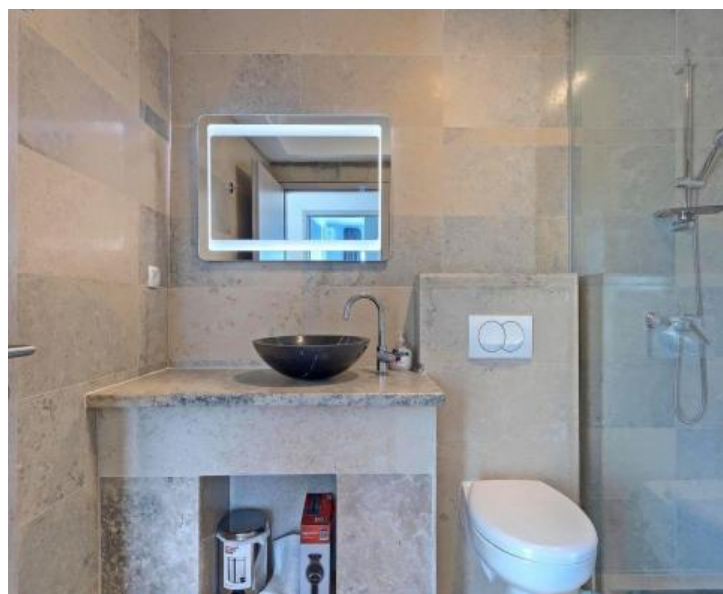
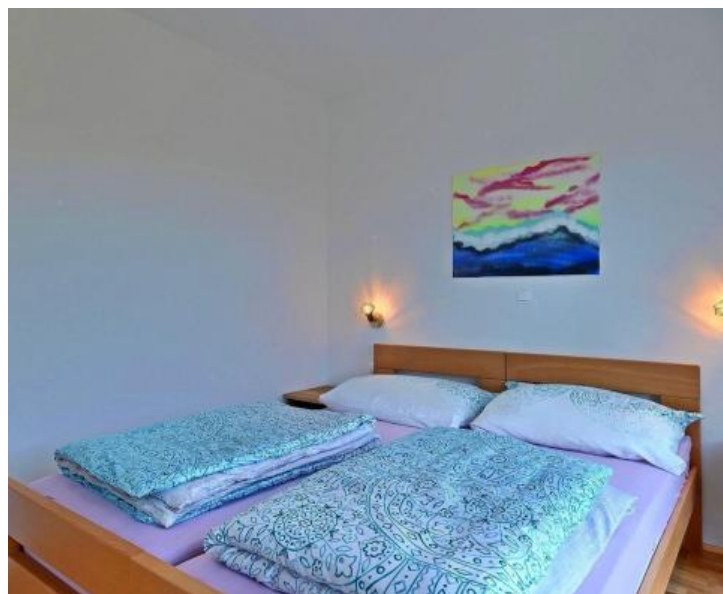
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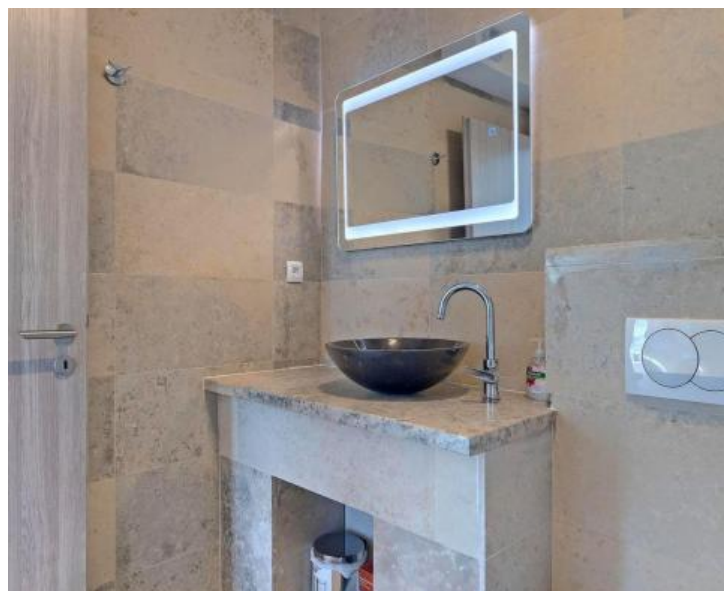


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