

# Villa

Rabac, Istria



<b>Ref</b>	RE-U-37197
<b>Type</b>	Villa
<b>Region</b>	Istria > Rabac-Labin
<b>Location</b>	Rabac
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1000 m
<b>Floorspace</b>	165 sqm
<b>Plot size</b>	555 sqm

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<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 799 000

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Nestled between the historic city of Pula and the elegant town of Opatija, high above the sparkling Istrian coastline, lies the charming town of Rabac.

Here you find this dream property, mere 1 km from the sea.

Imagine waking each morning to a breathtaking vista of the shimmering sea and distant islands—sounds like a dream, doesn't it?

With this exclusive villa, that dream is within your reach.

Located just a stone's throw from Labin and the picturesque town of Rabac, amidst a serene landscape of holiday villas, lies this exceptional residence. Built in 2022, the villa stands ready for its new owner, offering a lifestyle of comfort and elegance.

Spanning 165 m<sup>2</sup> of thoughtfully designed living space across two levels, the villa is a true sanctuary. The ground floor features an open-plan layout, seamlessly combining a modern kitchen, dining area, and a spacious, light-filled living room. Natural light floods the space through expansive sliding glass doors, enhancing the sense of openness and connection to the exterior. These large glass walls create a seamless flow between the villa's interior and the surrounding landscape, bringing the outside in. A convenient bathroom and a storage room complete this floor.

Ascending the internal staircase, we arrive on the first floor, where three comfortable, contemporary bedrooms await. Each room boasts its own private en-suite bathroom, ensuring complete privacy for all residents. The bedrooms open onto generous balconies, where you can enjoy unobstructed views of the Adriatic Sea and its tranquil islands.

The villa's allure extends beyond its walls, with a beautifully landscaped garden covering 555 m<sup>2</sup>. At the heart of this outdoor space lies a unique swimming pool, complete with a sunbathing area—ideal for those warm summer days. And when you tire of lounging by the pool, the nearest beach is just 1 km away, offering easy access to the crystal-clear waters of the Adriatic.

For your convenience, the villa offers two dedicated parking spaces for your vehicles, or as some might say, your 'tin pets.'

Security is paramount, and so the villa is equipped with an alarm system and video surveillance, ensuring peace of mind at all times.

Constructed with the highest-quality materials, the villa is clad in traditional Istrian stone, 15-20 cm thick, and features expansive Gealan windows with electric shutters. Every room is fitted with air conditioning, and the floors are heated via an energy-efficient heat pump.

This villa offers an unparalleled opportunity to experience maximum comfort in one of the most desirable locations in the region. The spectacular views it offers will make every day feel like a special occasion.

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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>:  
4842 €

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:  
4350 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3865 €

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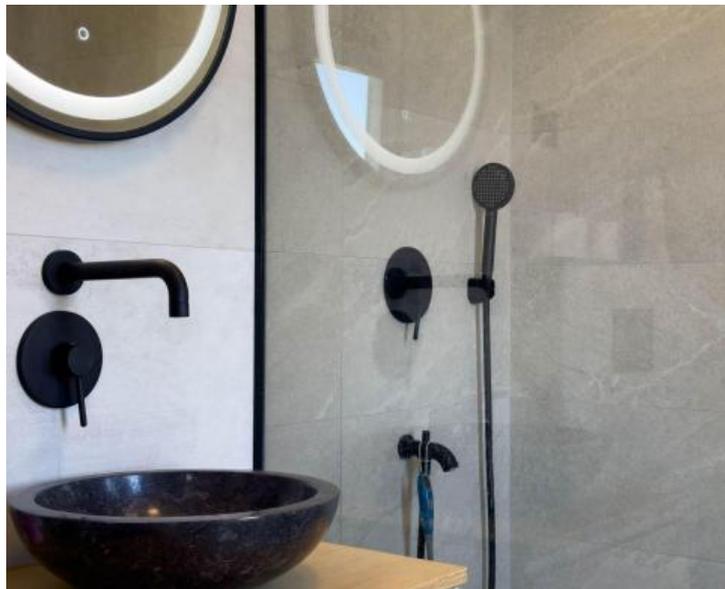
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