

Villa

Rabac, Labin, Istria



Ref	RE-U-35193
Type	Villa
Region	Istria > Rabac-Labin
Location	Rabac, Labin
Front line	No
Sea view	No
Distance to sea	1500 m
Floorspace	140 sqm
Plot size	988 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 548 000

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Not far from Rabac and Labin, mere 1500 meters from the sea, there is a villa for sale with a swimming pool and a view of the Adriatic.

It is located in a gentle neighborhood with vacation homes and family homes, offering the perfect balance of rural surroundings and proximity to the sea and urban amenities.

In addition to the microlocation, the property is characterized by the quality of the construction, which guarantees long-term satisfaction and quality of housing.

The house of timeless design blends in shape and color with the village and the landscape. It is designed as one residential unit that extends over two tastefully decorated floors.

The ground floor consists of a kitchen and a dining room and a living room with access to a covered terrace, a guest toilet, a pantry and a storage room.

The first floor consists of an entrance hall, three bedrooms, two bathrooms and a terrace.

The fenced yard abounds in greenery and Mediterranean herbs and plants, and the perfect harmony is rounded off by a 24 m² swimming pool with a sunbathing area.

The excellent location and the spatial organization of the interior and exterior of this property provide an opportunity for a comfortable family life or an investment investment in a tourist rental business.

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 m²:
3914 €

Average price/m² of this type
in this region:
3145 €

Median price/m² of this type
in this region:
3135 €

Average price/m² of this type
in Croatia:
4350 €

Median price/m² of this type
in Croatia:
3866 €

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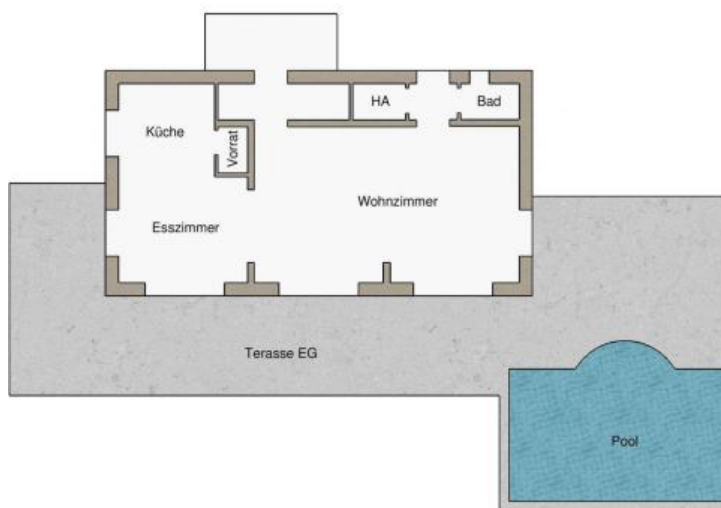
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