

# Apartment

## Rabac, Istria



<b>Ref</b>	RE-U-35596
<b>Type</b>	Apartment
<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>	250 m
<b>Floorspace</b>	67 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 260 000

### **Apartment for Sale in Rabac - Coastal Charm and Stunning Views, mere 250 Meters from the Sea!**

On the southeastern coast of Istria, where lush green hills meet the sea, lies a unique blend of nature and heritage. Just four kilometers apart are two picturesque towns, Labin and Rabac, each offering distinct yet complementary characters.

Rabac, often called the "Pearl of Kvarner," is famed for its white pebble beaches, rich Mediterranean vegetation, and crystal-clear waters. Once a small fishing village, Rabac has transformed into a vibrant tourist destination with lively cultural events hidden among its charming streets. The green surroundings and scenic hinterland offer year-round opportunities for adventure, exploration, and recreation.

### **Property Overview**

A beautiful apartment is now for sale in Rabac, located in a residential building that underwent an energy-efficient renovation in 2019. This property enjoys a prime location, just 100 meters from the center of Rabac and close to schools and kindergartens.

### **Apartment Features**

- **Layout:**
  - Entrance hall.
  - Storage room.
  - Bathroom.
  - Kitchen with a dining area and access to a rear terrace.
  - Three bedrooms, two of which open onto a front terrace with stunning sea views.
- **Upgrades:**
  - New PVC windows installed for improved insulation and aesthetics.
- **Additional Amenities:**
  - A storage unit located in the building's basement.
  - Free public parking available on three levels in front of the building.

This apartment offers an excellent combination of location, convenience, and breathtaking views. Ideal for year-round living or as a vacation retreat.

Don't miss this opportunity to own a slice of Istrian paradise in one of Rabac's most desirable locations!

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

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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>:  
3881 €

Average price/m<sup>2</sup> of this type  
in this region:  
3688 €

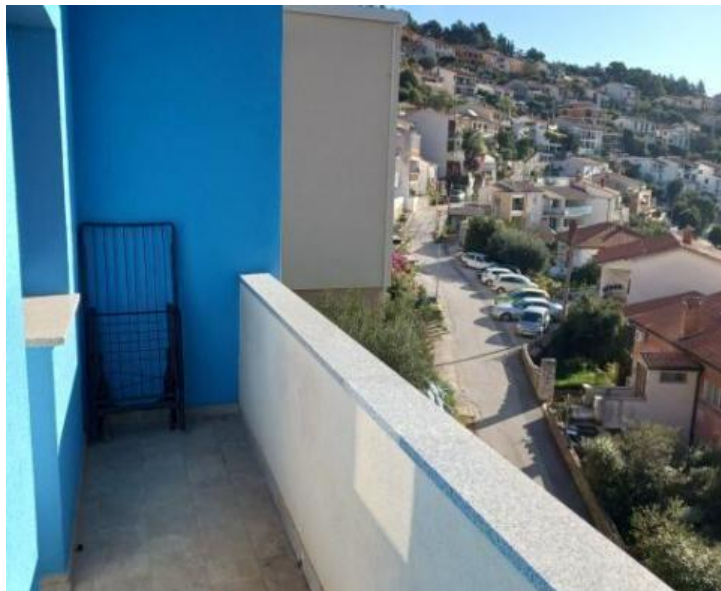
Median price/m<sup>2</sup> of this type  
in this region:  
3990 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4486 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4167 €

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