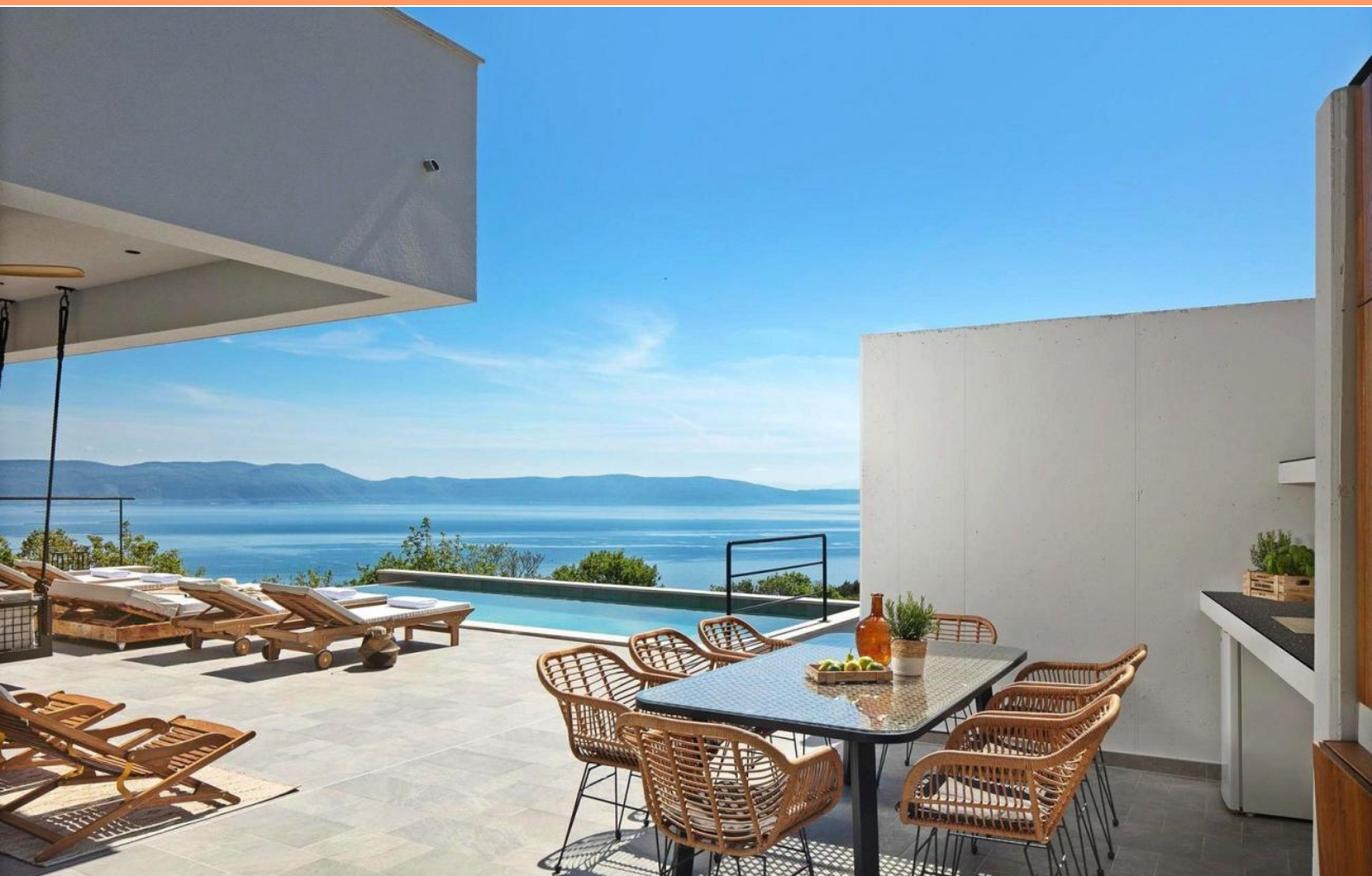


# Villa

## Rabac, Istria



|                         |                      |
|-------------------------|----------------------|
| <b>Ref</b>              | RE-U-35987           |
| <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>  | 500 m                |
| <b>Floorspace</b>       | 396 sqm              |
| <b>Plot size</b>        | 827 sqm              |
| <b>No. of bedrooms</b>  | 4                    |
| <b>No. of bathrooms</b> | 5                    |
| <b>Price</b>            | Price upon request   |

Magnificent modern villa in Rabac, Labin, mere 500 meters from the sea!  
Total area of this beauty on the sea is 396 sq.m.  
Territory around is 827 sq..

Located in a serene coastal village near Rabac and Labin, this extraordinary villa offers breathtaking views of the sea, Učka Mountain, Rijeka, the Kvarner Islands, and the crystal-clear Adriatic. Nestled in a peaceful setting, the property boasts a modern design, harmoniously blending with its surroundings to provide an enchanting and unique perspective.

### Key Features and Design

This villa is a masterpiece of contemporary architecture, built with top-quality materials adhering to the highest construction standards. The design leverages the cascading terrain, optimizing its orientation to showcase the stunning sea vistas and charming landscape while fostering seamless interaction between indoor and outdoor spaces.

The three-level layout emphasizes practicality, open-plan living, and spaciousness, highlighted by expansive glass walls, premium furnishings, and carefully selected modern decor elements to create an elegant, comfortable, and visually striking environment.

### Interior Layout

- **Basement:**

- Game room.
- Toilet.
- Additional versatile space customizable for a wellness area, office, or bedroom.

- **Ground Floor:**

- Open-concept living area combining the kitchen, dining room, and living room.
- Bedroom with an en-suite bathroom.
- Guest toilet.
- Laundry room.

- **First Floor:**

- Three bedrooms, each with a private bathroom.
- Terrace with stunning views.

### **Outdoor Space**

The villa's fenced yard is landscaped with minimalist greenery, featuring a lawn and native plants that ensure privacy and tranquility. Complementing the villa's design are:

- A swimming pool with a sun deck.
- A summer kitchen for outdoor entertaining.
- Parking for 4+ vehicles with a Wallbox electric vehicle charger.

### **Investment and Lifestyle Opportunity**

This impeccably designed property offers an exceptional opportunity for comfortable family living or as a lucrative investment in the thriving tourist rental market.

With its idyllic location, luxurious design, and unparalleled views, this villa is a true gem awaiting your discovery

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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## Rabac, Istria



Average price/m<sup>2</sup> of this type  
in this region:  
3132 €

Median price/m<sup>2</sup> of this type  
in this region:  
3107 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4348 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3853 €

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