

Villa

Rabac, Labin, Istria



Ref	RE-U-36919
Type	Villa
Region	Istria > Rabac-Labin
Location	Rabac, Labin
Front line	No
Sea view	Yes
Distance to sea	2500 m
Floorspace	157 sqm
Plot size	779 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 415 000

House Under Construction with Sea View Near Labin & Rabac, cca. 2 km From the Sea!

On the **southeastern coast of Istria**, where **rolling green hills meet the Adriatic Sea**, two charming towns—**Labin and Rabac**—lie just **four kilometers apart**. Though similar in size, they offer **contrasting yet complementary** experiences.

Rabac, often called the "**Pearl of Kvarner**", is known for its **white pebble beaches, lush Mediterranean vegetation, and crystal-clear waters**. Once a small fishing village, it has transformed into a **vibrant tourist destination** with **cultural events** woven into its charming streets. The **green surroundings and picturesque hinterland** of Rabac invite exploration, adventure, and recreation all year round.

Property Overview

Just a short distance from **Labin and Rabac**, a **house under construction with a sea view** is available for sale. Located in a **peaceful neighborhood** surrounded by **holiday homes and family residences**, the property offers the perfect balance of **tranquility and accessibility to the sea and urban amenities**.

The house features a **timeless architectural design**, blending harmoniously with its **natural surroundings**. It is designed as a **single residential unit spanning two floors**.

Layout & Features

✓ Ground Floor:

- **Open-concept living space** combining the **kitchen, dining area, and living room**
- Direct access to a **covered terrace**
- **Guest toilet**
- **Utility room & storage space**
- **Hallway**

✓ First Floor:

- **Hallway**
- **Three bedrooms**
- **Two bathrooms**
- **Spacious terrace with sea views**

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Investment Potential

The property is being sold in its **current unfinished state**, as seen in the photos, with construction completed up to the **rough works phase**.

With its **prime location, well-designed layout, and serene surroundings**, this house offers an excellent opportunity for:

A comfortable family home

A high-potential investment in vacation rentals

Don't miss the chance to **customize this property** and create your dream home in one of Istria's most beautiful coastal regions.

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:
2643 €

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

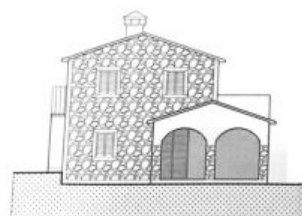
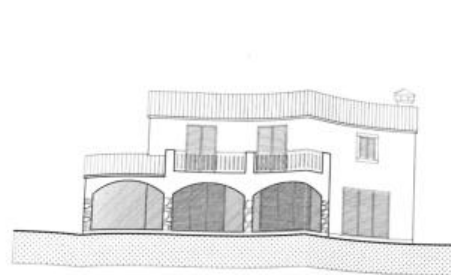
Median price/m² of this type
in this region:
3121 €

Average price/m² of this type
in Croatia:
4343 €

Median price/m² of this type
in Croatia:
3846 €

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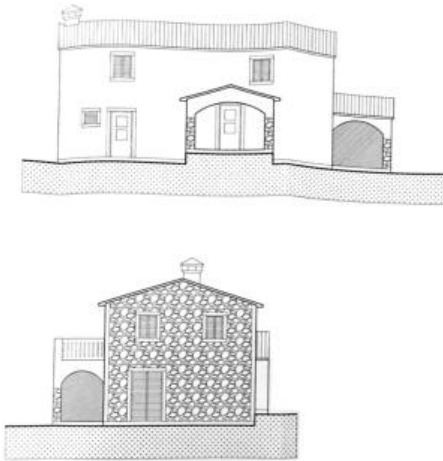
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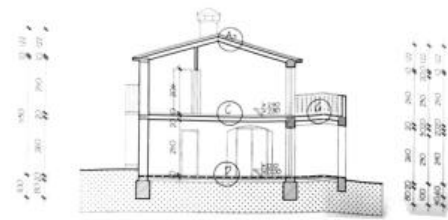
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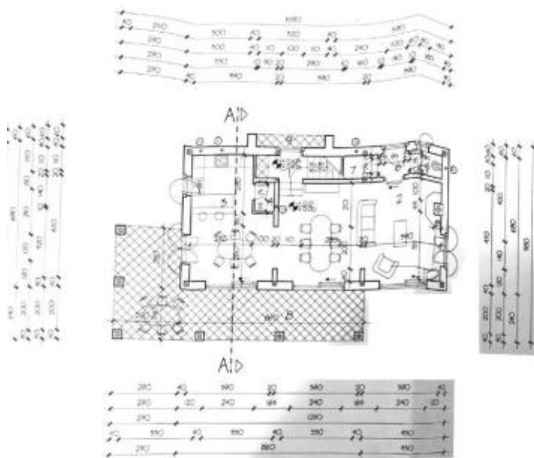
FASADE
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PRESEK
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TLOCRT PRIZEML
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TLOCRT KA
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