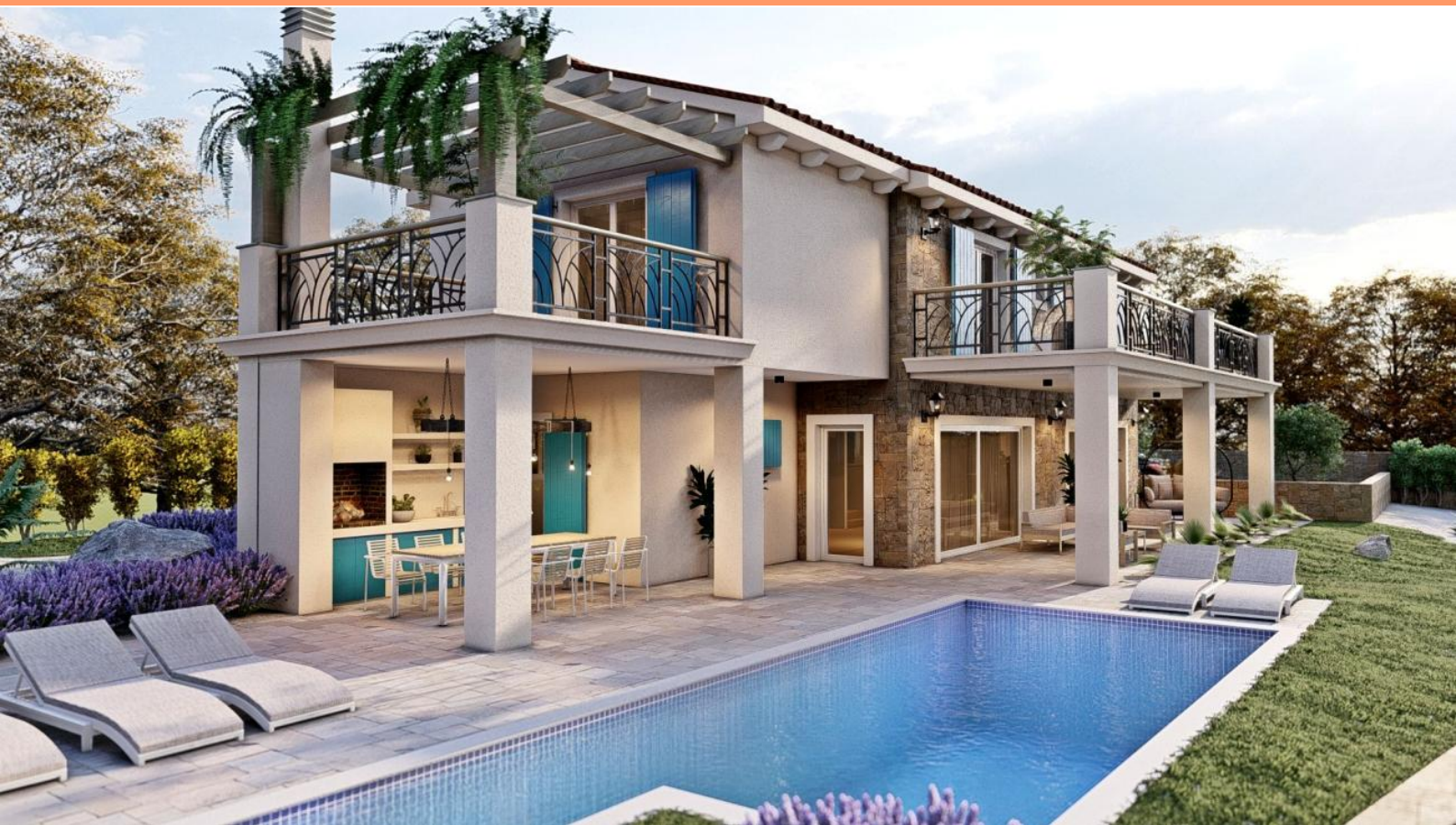


Villa

Rabac, Labin, Istria



Ref	RE-U-38657
Type	Villa
Region	Istria > Rabac-Labin
Location	Rabac, Labin
Front line	No
Sea view	Yes
Distance to sea	2000 m
Floorspace	273 sqm
Plot size	915 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 1 017 000

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Villa

Rabac, Labin, Istria



For sale near Rabac and Labin, mere 2 km from the sea, a Mediterranean-style house of 273 square meters is situated on a 915 square meter plot, featuring a swimming pool and offering a panoramic sea view. Located in a peaceful village, this property provides an authentic experience of a small Istrian town, combining privacy, tranquility, and proximity to the coast and urban amenities.

The house blends space, function, structure, and aesthetics, showcasing a harmonious mix of traditional charm and modern comfort. Its high-quality construction and thoughtfully designed interior layout stand out. Partially clad in stone, with rustic blue shutters, the house is visually and architecturally in tune with its surroundings. Spread over two floors, it features a practical and functional layout.

The ground floor consists of an open-concept space that unites the kitchen, dining area, and living room, which opens onto a covered terrace with a summer kitchen. This floor also includes a guest toilet, storage room, pantry, and utility room. Upstairs, the first floor comprises a hallway, three bedrooms each with its own bathroom, and two terraces that enhance the overall comfort and usability.

The fenced garden is beautifully landscaped, both in terms of ambience and horticulture, and the pool with its sunbathing area completes the setting with perfect harmony.

Thanks to its exceptional location and the well-planned organization of both indoor and outdoor spaces, this property offers a fantastic opportunity for comfortable family living or as an investment in a tourism rental business.

Construction is expected to be completed and the property delivered by early 2026. The listed price refers to the completed property excluding furniture, giving buyers the freedom to furnish and decorate according to their own preferences. The seller is a legal entity, and VAT is included in the price. This coastal home in Istria is an ideal blend of modern living and Mediterranean charm, perfectly suited for personal use or as a profitable real estate investment.

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.

Villa

Rabac, Labin, Istria



Price per m²:
3725 €

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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