

Villa

Rabac, Labin, Istria



Ref	RE-U-38799
Type	Villa
Region	Istria > Rabac-Labin
Location	Rabac, Labin
Front line	No
Sea view	Yes
Distance to sea	2700 m
Floorspace	173 sqm
Plot size	505 sqm
No. of bedrooms	2
No. of bathrooms	3
Price	€ 830 000

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Villa with amazing sea views within virgin Istrian surroundings!

Just 2.5 km from the sea, near Rabac and Labin, this elegant villa with pool and sea view offers the perfect blend of peace, comfort, and Istrian charm.

Positioned at the edge of a quiet village, it ensures privacy and tranquility while staying close to the coast and town amenities. Built with timeless design and high-quality materials, the villa spans 173 m² on a 505 m² landscaped plot.

Bright interiors extend across a basement with a tavern, bathroom with laundry, and storage, and a ground floor featuring an open-plan living room, kitchen, dining area, covered terrace, two ensuite bedrooms, and guest toilet.

The fenced garden is beautifully arranged and includes a pool with sun deck, creating a serene setting ideal for relaxation or entertaining. Perfect as a family home or rental investment, this property combines location, structure, and comfort for long-term enjoyment.

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:
4798 €

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:
4349 €

Median price/m² of this type
in Croatia:
3861 €

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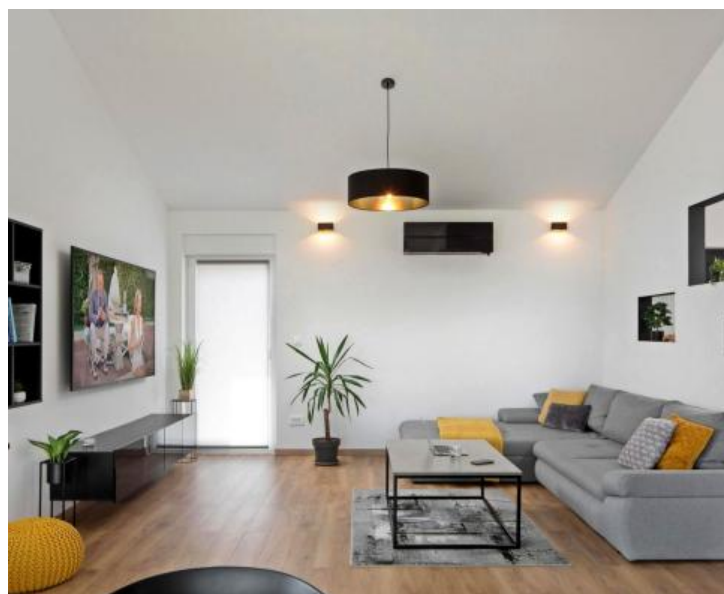
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