

Villa

Rabac, Labin, Istria



Ref	RE-AB-RABAC
Type	Villa
Region	Istria › Rabac-Labin
Location	Rabac, Labin
Front line	Yes
Sea view	Yes
Distance to sea	30 m
Floorspace	513 sqm
Plot size	2500 sqm
No. of bedrooms	5
No. of bathrooms	5
Price	€ 8 300 000

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Beautiful modern villa of magnificent architecture on the first line to the sea in the area of Rabac!
There is a possibility to moor a private yacht down below the villa!
Villa also has a private pontoon for swimming and sunbathing!

It is a true 5***** star masterpiece! Official categorization i 5 stars.
Total surface is cca. 513 sq.m. Land plot is 2500 sq.m.
Villa is fully furnished by stylish modern furniture ordered by measure and fully equipped as per the highest high-tech standards.

Villa benefits:

- 5 bedrooms with 5 bathrooms en-suite
- salon with indoor fireplace
- swimming pool of 50 sq.m. with heating possibility
- whirlpool
- wonderful glass terraces overlooking the sea
- ultra-modern interior design
- solar panels
- outdoor lounge area
- billiard room
- fitness studio
- wellness with two types of saunas
- massage room
- SMART UHD TV in every room
- HI-FI system
- Playstation and Video Game centre
- SMART energy saving solutions
- central cooling and heating systems
- BBQ area and outdoor dining
- cascading landscaped terrain gently sloping to the sea
- parking for 3-4 cars

SAMPLE-photos are published for approximate understanding only.

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:
16179 €

Average price/m² of this type
in this region:
16179 €

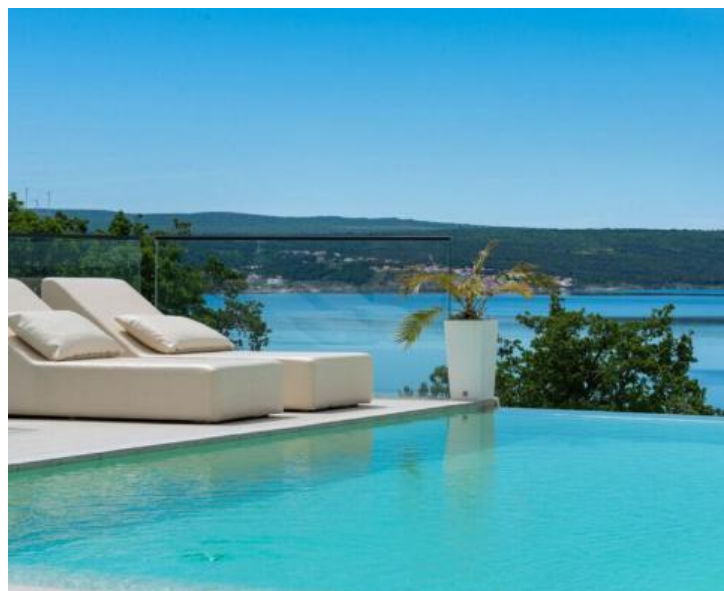
Median price/m² of this type
in this region:
16179 €

Average price/m² of this type
in Croatia:
7968 €

Median price/m² of this type
in Croatia:
6667 €

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