

Villa

Rabac, Labin, Istria



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Ref	RE-U-14162
Type	Villa
Region	Istria > Rabac-Labin
Location	Rabac, Labin
Front line	No
Sea view	No
Distance to sea	3000 m
Floorspace	192 sqm
Plot size	1300 sqm
No. of bedrooms	4
No. of bathrooms	5
Price	€ 623 000

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Stylish modern villa with swimming pool in Rabac area just 3 km from the sea!

Living surface is 192 sq.m. Land plot is 1300 sq.m.

Villa was completed in 2019 and now it is fully furnished and functional.

Villa extends through the ground floor and first floor.

The ground floor has a living room, kitchen with dining area, toilet and a spacious bedroom with private bathroom and sauna.

The upper floor contains hallway, three bedrooms with private bathrooms and access to the terrace with panoramic views of the surrounding hills and greenery.

This comfortable prefabricated villa is modernly furnished and fully equipped and is sold as such. Each room is **air conditioned and equipped with solar panels.**

On the spacious fenced yard there is a large **covered summer kitchen** and a **swimming pool of 42 m2** with sun deck area.

Ideal property for family private life, rest and relaxation or as an investment for renting for tourists.

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:
3245 €

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:
4354 €

Median price/m² of this type
in Croatia:
3869 €

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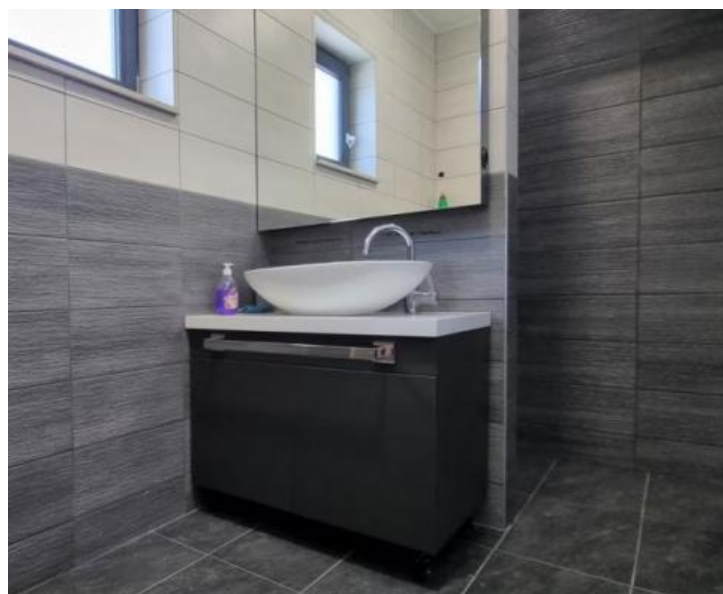
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