

# Villa

Rabac, Labin, Istria



<b>Ref</b>	RE-U-17502
<b>Type</b>	Villa
<b>Region</b>	Istria › Rabac-Labin
<b>Location</b>	Rabac, Labin
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	7000 m
<b>Floorspace</b>	210 sqm
<b>Plot size</b>	1251 sqm

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<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 650 000

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Wonderfully isolated secluded villa in Rabac area!

The villa combines a modern style with a picturesque landscape and was built according to the latest technical standards.

Total area is 210 sq.m. Land plot is 1251 sq.m.

The layout of the interior offers a harmonious living environment even for the highest demands. The area is spread over two floors; ground floor and first floor.

The living space on the ground floor, illuminated by natural light, is open-concept and unites the living room, dining room and kitchen with access to the covered terrace. On the ground floor there is also a bedroom with its own bathroom and access to the terrace, a toilet and a storage room.

On the first floor there is a bathroom and two bedrooms with their own terraces.

Next to the villa is a swimming pool of 32 sq.m. with a sun deck.

The garden, where peace, quiet and harmony with nature can be felt in every corner, is landscaped and fenced. This villa with a striking design, located at the end of a construction area, is the perfect property for family life or as an investment for rental for tourist purposes.

The villa is of prefabricated construction, is under construction and is being sold according to the turnkey system, which allows the future owner to choose the final arrangement according to personal preferences. The planned completion of the works is expected at the end of 2022.

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 m<sup>2</sup>:  
3095 €

Average price/m<sup>2</sup> of this type  
in this region:  
3145 €

Median price/m<sup>2</sup> of this type  
in this region:  
3135 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4345 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3850 €



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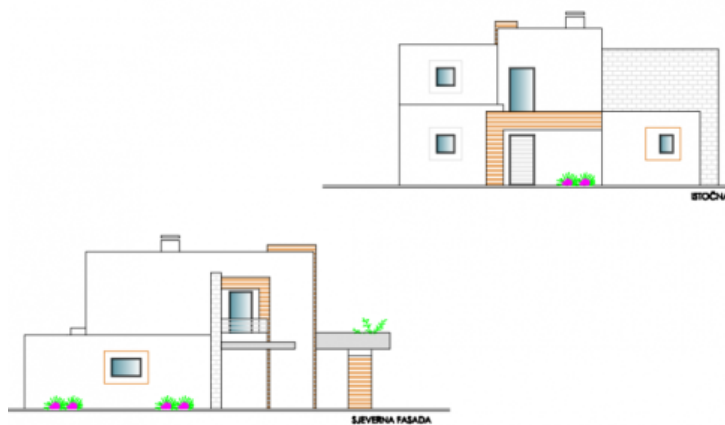
Rabac, Labin, Istria



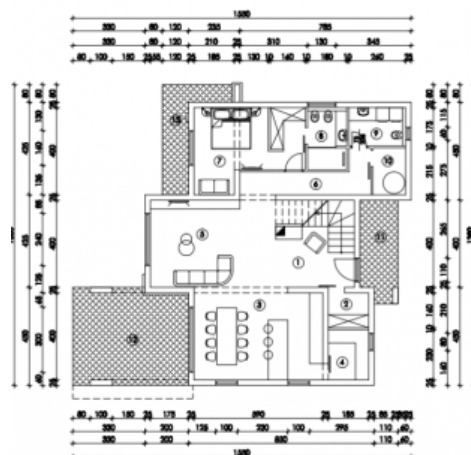
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## Rabac, Labin, Istria

FASADE 1:100



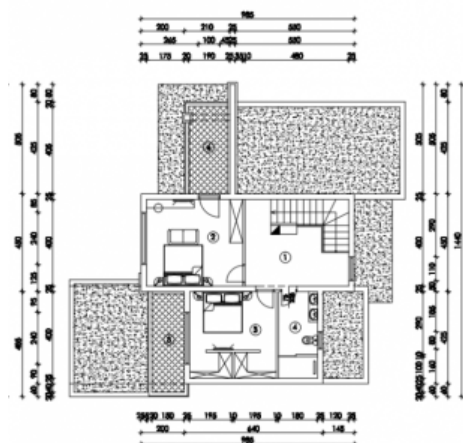
TLOCRT PRIZEMLJA 1:



**LEGENDA:**

1. ULAZNI HALL	KERAMIKA	8,64
2. GARDEROBA	KERAMIKA	2,79
3. KUHINJICA	KERAMIKA	24,67
4. SPREMIŠTE	KERAMIKA	4,25
5. DOLBORAVAK	KERAMIKA	23,00
6. PREDSOBLJE	KERAMIKA	7,81
7. SP. SOBA	LAMINAT	14,40
8. KUPAONA	KERAMIKA	9,08
9. KUPAONA	KERAMIKA	4,55
10. SPREMIŠTE	KERAMIKA	3,22
11. ULAZNI TRULJ	KERAMIKA	7,82
12. TERASA	KERAMIKA	23,50
13. TERASA	KERAMIKA	7,74
UKUPNO STAN:		100,58
NATKRIVENA TERASA:		36,91
UKUPNO PRIZEMLJE:		137,49

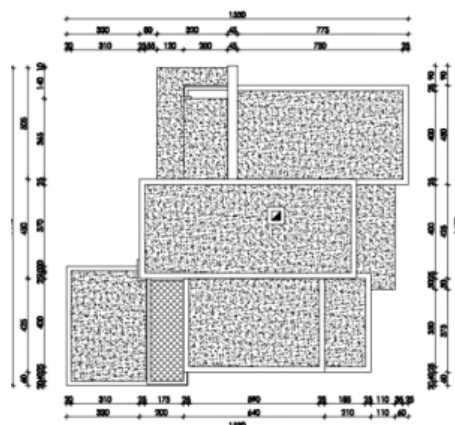
TLOCRT KATA 1:100



**LEGENDA:**

1. HODNIK+STEP.	KERAMIKA	19,28
2. SP. SOBA	LAMINAT	17,88
3. SP. SOBA	LAMINAT	15,65
4. KUPAONA	KERAMIKA	4,25
5. TERASA	KERAMIKA	6,97
6. TERASA	KERAMIKA	7,61
UKUPNO STAN:		56,85
NATKRIVENA TERASA:		7,61
NEKATKRIVENA TERASA:		6,97
UKUPNO KAT:		71,41

TLOCRT KROVA 1:





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