

Mini-hotel

Rabac, Labin, Istria



Ref	RE-U-21301
Type	Mini-hotel
Region	Istria > Rabac-Labin
Location	Rabac, Labin
Front line	No
Sea view	Yes
Distance to sea	1000 m
Floorspace	450 sqm
Plot size	1310 sqm
No. of bedrooms	10
No. of bathrooms	10
Price	€ 730 000

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Spacious apart-hotel of 8 residential units with swimming pool in Rabac within greenery, walking distance from the sea, cca. 1 km from the sea!

It is idyllically located near natural coves and pebble beaches. This property provides comfort starting from the surface itself to the quality materials used in construction, decoration and furnishing.

The villa is divided into a ground floor and two floors and consists of eight residential units.

All residential units have a separate entrance, are fully equipped and furnished, and open sea views are offered from all units and terraces.

The ground floor contains two apartments of 32 m² each and an apartment of 35 m². Each apartment consists of a living room with a kitchen, one bedroom and a bathroom. The floor plan of the ground floor is complemented by a storage area of 50 m² with a bathroom.

The first floor contains two apartments of 55 m² each and an apartment of 60 m². Each apartment consists of an open concept space that unites the living room, kitchen and dining room, one bedroom and a bathroom.

The second floor contains two apartments of 70 m² each. Each apartment consists of an open concept space that unites the living room, kitchen and dining room, two bedrooms, bathroom and guest toilet.

Next to the house there is an auxiliary building consisting of a studio apartment and a storage room. The garden is fenced and decorated in a Mediterranean style.

The swimming pool with a sun lounge is located in the central part of the garden, while the grill area and parking spaces fill the rest of the spacious garden. This property near the sea and beaches is an ideal investment opportunity in an already well-established, successful tourist rental.

On the southeast coast of Istria, where green hills meet the sea, where nature and heritage come together, there are two towns of similar size but with different but mutually complementary characters - Labin and Rabac, just five kilometers apart. Rabac, due to its white pebble beaches, rich Mediterranean vegetation and crystal clear sea, has been called the pearl of Kvarner. Once a small fishing village, today Rabac is an attractive tourist destination that hides a wealth of cultural events in a network of colorful streets. The green surroundings of Rabac and the picturesque hinterland invite you to adventure, research and recreation throughout the year.

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:
1622 €

Average price/m² of this type
in this region:
2156 €

Median price/m² of this type
in this region:
1703 €

Average price/m² of this type
in Croatia:
2709 €

Median price/m² of this type
in Croatia:
2332 €

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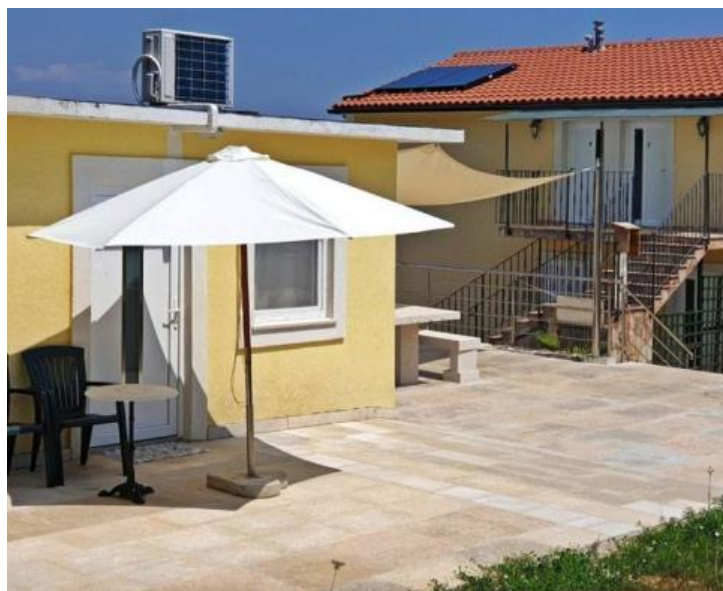
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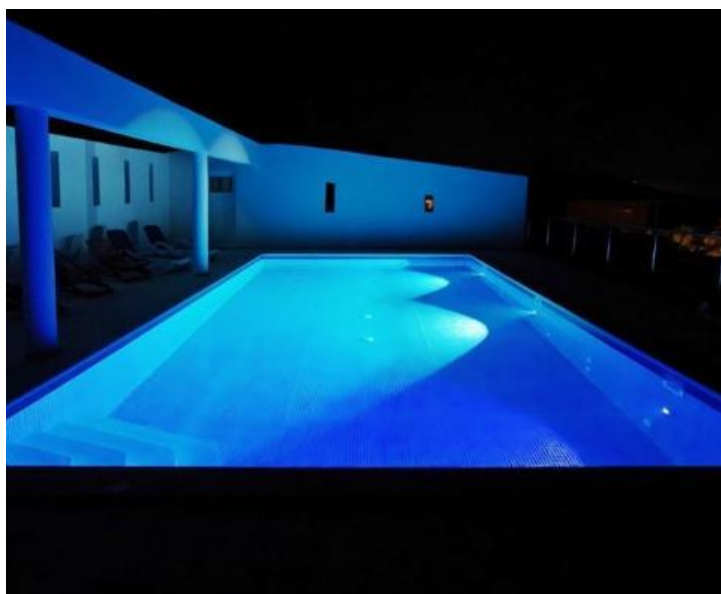
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