

# Villa

## Rabac, Istria



<b>Ref</b>	RE-U-21340
<b>Type</b>	Villa
<b>Region</b>	Istria > Rabac-Labin
<b>Location</b>	Rabac
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	5000 m
<b>Floorspace</b>	270 sqm
<b>Plot size</b>	1107 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	Price upon request

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Luxury modern new building in an attractive location in Rabac area, 5 km from the sea!

Total area will be 270 sq.m. Land plot is 1107 sq.m.

The property represents a contemporary Mediterranean oasis of an idyllic fusion of modern architecture and natural surroundings. In accordance with the clean modernist architecture, the interior of the house, bathed in natural light, captivates with its simplicity and excellent spatial organization.

The villa is designed as one residential unit that extends over two floors.

On the ground floor there is an open concept space that unites the living room, dining room and kitchen with access to the covered terrace. with summer kitchen and dining room. The floor plan of the ground floor is complemented by two bedrooms with en-suite bathrooms, a guest toilet and a storage room.

The first floor consists of two bedrooms with private bathrooms and terraces.

In the carefully designed garden enriched with Mediterranean plants, there will be a swimming pool of 42 sq.m. with a sun deck and a lounge area with a fireplace.

The location, structure and comfort make this property an ideal opportunity for a peaceful family life as well as an investment for the purpose of tourist rental.

Completion is expected in the end of 2024.

Villa villa be offered completely finished and furnished.

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

Median price/m<sup>2</sup> of this type  
in this region:  
3121 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4343 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €

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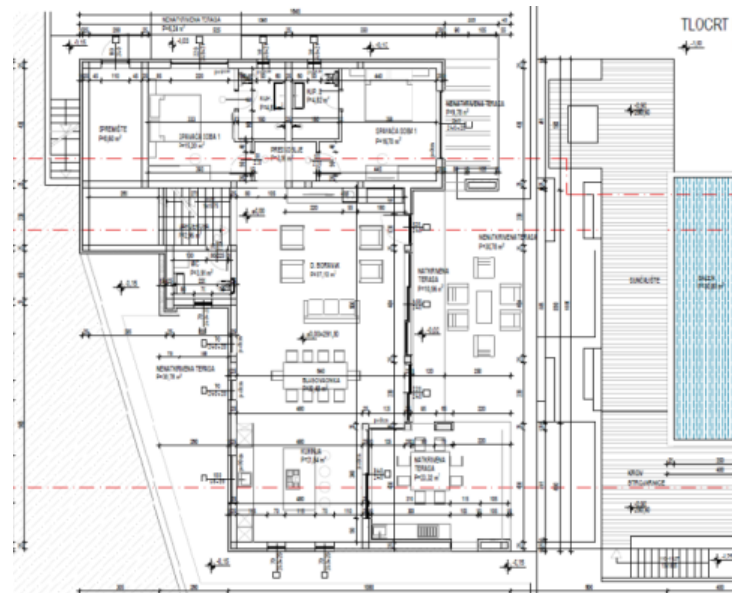
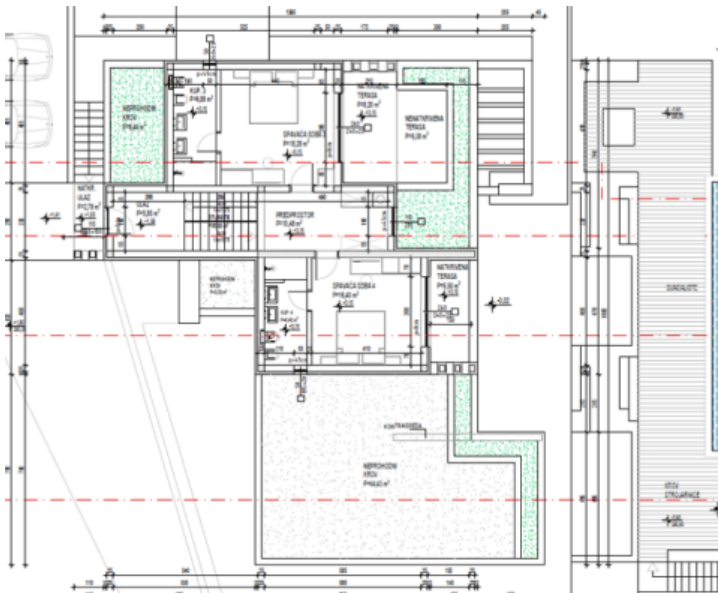
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