

# Villa

## Rabac, Istria



<b>Ref</b>	RE-U-15365
<b>Type</b>	Villa
<b>Region</b>	Istria > Rabac-Labin
<b>Location</b>	Rabac
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	9000 m
<b>Floorspace</b>	125 sqm
<b>Plot size</b>	759 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 399 000

Ready newly built one-story house with swimming pool in Rabac area cca. 9 km from beautiful several kilometer long pebble beaches!

This villa with a living area of 125 m<sup>2</sup> on a plot of land of 759 m<sup>2</sup> is for sale.

The newly built one-story house consists of three bedrooms with private bathrooms, a toilet, and a spacious living room and dining room with a fully equipped kitchen. The living room with a fireplace is bright and airy thanks to the large glass surfaces and has direct access to the covered terrace.

The entire house is air-conditioned, and the first phase of central heating has been installed.

On the fenced and landscaped garden there is a 32 m<sup>2</sup> swimming pool with a sunbathing area and parking spaces.

It is fully furnished and decorated and is being sold as such.

VAT is included in the stated price and real estate sales tax is not payable.

Ideal property for a peaceful family life or an investment for the purpose of tourist rental.

On the southeastern coast of Istria, at the place where green hills meet the sea, where nature and heritage meet, there are two towns of similar size, but with different but mutually complementary characters - Labin and Rabac.

The picturesque Town of Labin rises on a hill 320 m high, only five kilometers from the white pebble beaches in Rabac. Intertwined with rich history and mining that marked this region, Labin, which was declared an independent republic for a short time, is today a fascinating city of contradictions; old and new, history and present, tourism and art. Medieval beauty, fantastic landscapes.

Wonderful place for a villa to be close to.

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>:  
3192 €

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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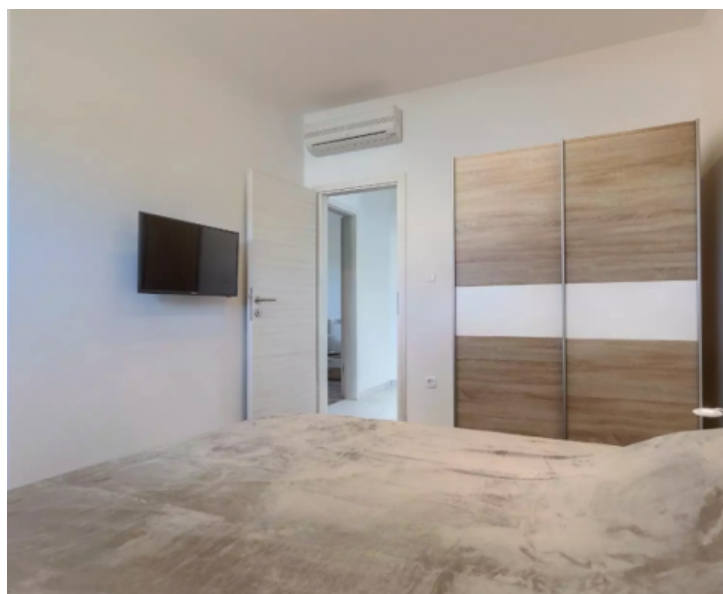
Rabac, Istria





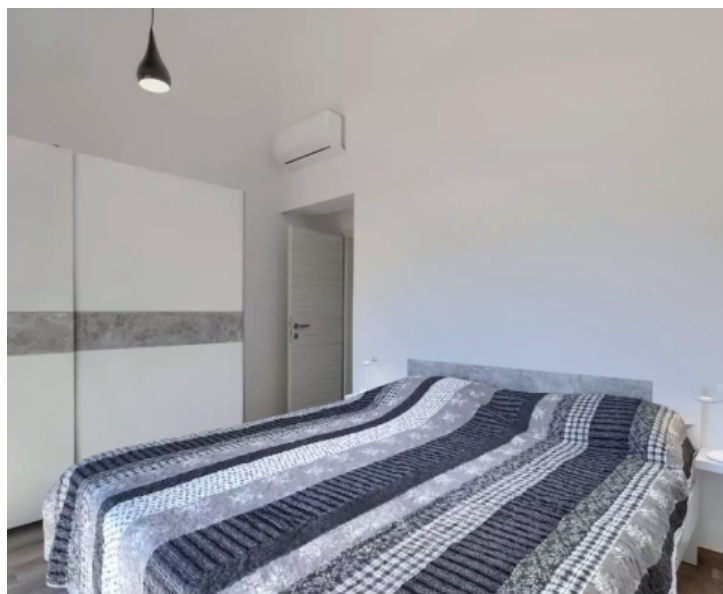
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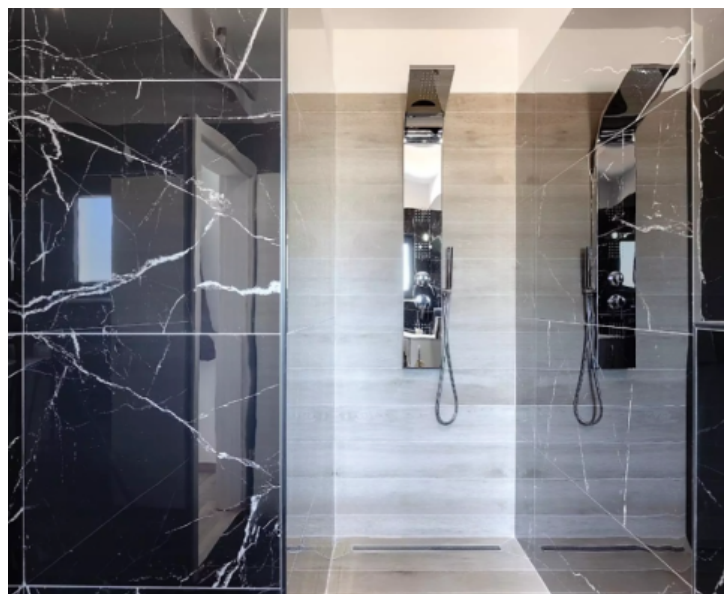
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