

# Villa

## Rabac, Labin, Istria



<b>Ref</b>	RE-U-21624
<b>Type</b>	Villa
<b>Region</b>	Istria > Rabac-Labin
<b>Location</b>	Rabac, Labin
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	4000 m
<b>Floorspace</b>	180 sqm
<b>Plot size</b>	1341 sqm

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<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 623 000

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Villa with swimming pool and sea view in Rabac area, cca. 4 km from the sea!  
Perfect choice for Istria!

On the southeastern coast of Istria peninsula, where green hills meet the Adriatic 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 region. Once a small fishing village, today Rabac town 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. Not far from Rabac and Labin in a small settlement by the sea, there is a house for sale with a swimming pool and a view of the sea. It is located in Mediterranean greenery in a quiet village on a hill with a view of the endless sea, islands and the surrounding area. In addition to the breathtaking panorama, the property offers comfort and elegance with timeless design, quality construction and equipment.

Total area is 180 sq.m. Land plot is 1341 sq.m. House is self-standing.

The interior layout distributed over two floors, consisting of two residential units, offers a harmonious living environment illuminated by natural light.

The ground floor contains a residential unit consisting of an open space that unites the living room, dining room and kitchen with access to a covered terrace, two bedrooms and two bathrooms.

The first floor contains a residential unit consisting of an open space that unites the living room, dining room and kitchen with access to a covered terrace, two bedrooms and two bathrooms.

Next to the house there is a covered summer kitchen with storage, and the central part of the garden is occupied by a swimming pool of 45 sq.m. with a sunbathing area.

Comfort, proximity to the sea and an irreplaceable view make this property an ideal opportunity for a peaceful family life as well as an investment for the purpose of tourist rental.

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>:  
3461 €

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 €

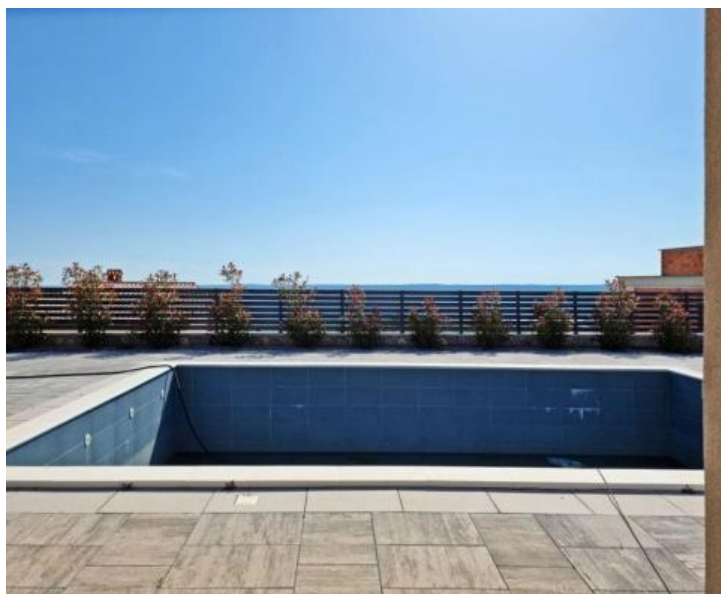
Average price/m<sup>2</sup> of this type  
in Croatia:  
4354 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3869 €



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