

Villa

Rabac, Labin, Istria



Ref	RE-U-13818
Type	Villa
Region	Istria > Rabac-Labin
Location	Rabac, Labin
Front line	No
Sea view	No
Distance to sea	4500 m
Floorspace	162 sqm
Plot size	727 sqm

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No. of bedrooms	4
No. of bathrooms	4
Price	€ 620 000

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Villetta with a swimming pool and a view of the old town in Rabac area, cca. 4,5 km from the beach.

On the southeastern coast of Istria, at the place 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 character - Labin and Rabac. 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. Not far from Rabac and Labin, a house with a view of the old town is for sale.

The area of this well-built villetta is 162 m².

It extends through the ground floor and the first floor and is divided vertically into two storeyed residential units with an area of 81 m² each. B

oth residential units are practically equipped and furnished.

On the ground floor, each residential unit has a living room, dining room and kitchen with access to a covered terrace, a bathroom and a spacious storage room, while on the upper floors there are two bedrooms, a bathroom and a terrace.

The central place on the fenced and horticulturally arranged garden with an irrigation system is occupied by a 40 m² swimming pool with a sunbathing area.

This property is an ideal opportunity for family life or as an investment for rental for tourist purposes.

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:
3827 €

Average price/m² of this type
in this region:
3145 €

Median price/m² of this type
in this region:
3135 €

Average price/m² of this type
in Croatia:
4350 €

Median price/m² of this type
in Croatia:
3865 €

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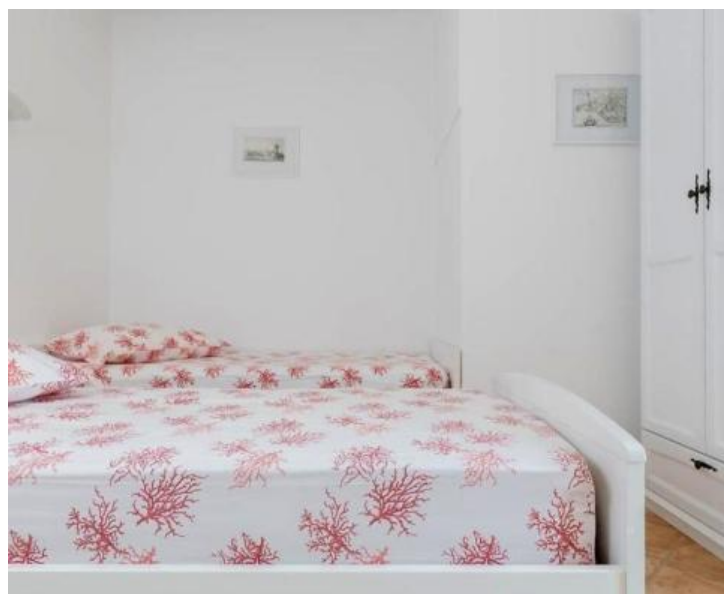
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