

House

Rabac, Istria



Ref	RE-U-27515
Type	House
Region	Istria > Rabac-Labin
Location	Rabac
Sea view	Yes
Distance to sea	800 m
Floorspace	220 sqm
Plot size	545 sqm
No. of bedrooms	6
No. of bathrooms	4
Price	Price upon request

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In the captivating town of Rabac, nestled on the southeastern coast of Istria, where verdant hills meet the sea, two towns, Labin and Rabac, stand side by side. Although similar in size, they possess distinct characters that mutually complement each other. Rabac, often hailed as the pearl of Kvarner, enchants with its white pebble beaches, lush Mediterranean vegetation, and crystalline waters. Once a humble fishing village, Rabac has evolved into an alluring tourist destination, concealing a tapestry of cultural events within its vibrant streets. The green surroundings and picturesque hinterland of Rabac beckon adventurers, researchers, and relaxation seekers throughout the year.

Situated in a small seaside settlement not far from Rabac and Labin, a house of 220 sq.m. with an expansive sea view is now available for sale.

This property promises comfort to its future owner, from its spacious layout to the use of high-quality materials in construction, decoration, and furnishing, all while being conveniently close to beaches and the sea.

The house is structured into a ground floor and a first floor, comprising four distinct residential units.

Total land plot is 545 sq.m.

The ground floor encompasses two residential units, each measuring 48 m². Each unit comprises a bedroom, a bathroom, and a living area seamlessly blending the living room, dining room, and kitchen, with access to a terrace boasting a panoramic sea view. The first floor consists of two residential units, each spanning 54 m². These units feature two bedrooms, a bathroom, and a living area that integrates the living room, dining room, and kitchen, leading to a terrace offering an unobstructed view of the sea, Cres, and the surrounding landscape.

Enclosed in a Mediterranean-style fence, the courtyard adds to the charm of the property. The house is fully furnished and equipped, making it an ideal investment opportunity for those seeking a well-established and successful venture in tourist rentals by the sea and beaches.

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/m² of this type
in this region:
2301 €

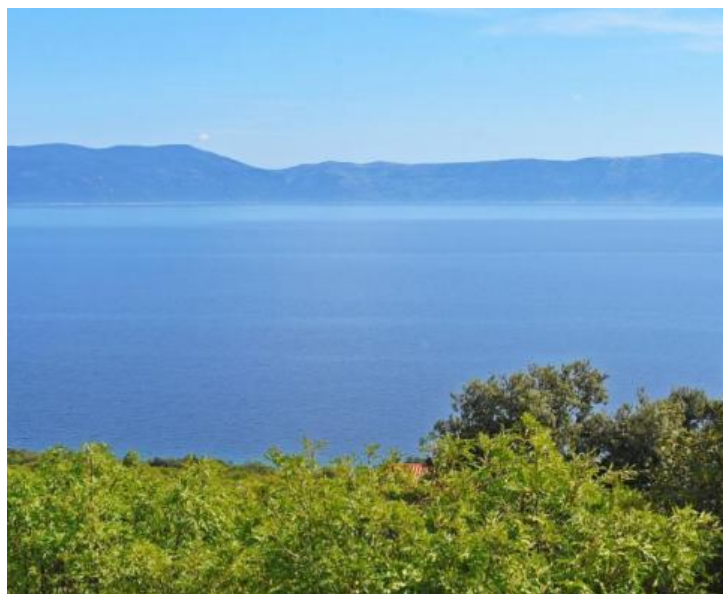
Median price/m² of this type
in this region:
2123 €

Average price/m² of this type
in Croatia:
2884 €

Median price/m² of this type
in Croatia:
2590 €

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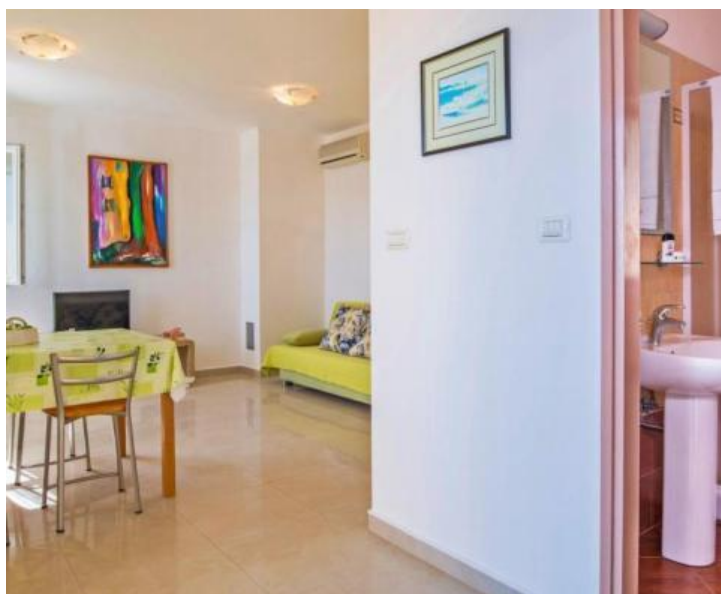
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