

# Villa

Rabac, Labin, Istria



<b>Ref</b>	RE-U-29028
<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>	200 sqm
<b>Plot size</b>	700 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 778 000

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Super property with swimming pool in Rabac, Labin, with panoramic views!  
Total area is 200 sq.m. Land plot is 700 sq.m.  
Property is built in 1998.

Located in close proximity to Labin, a spacious seafront house with the most stunning views of the sea and Cres Island is for sale! The house comprises a basement, ground floor, and first floor, with a total area of 200 m<sup>2</sup>.

**Basement:** The basement, spanning an area of 70.5 m<sup>2</sup>, features a fully equipped kitchen and bathroom, a room with a fireplace, and a large space designed for social gatherings and board games. Additionally, the basement houses a separate studio apartment with access to a terrace featuring a pool and offering breathtaking sea views. A boiler room and storage area are also located in the basement.

**Ground Floor:** The ground floor consists of an apartment with a hallway, kitchen and dining area, living room, two bedrooms, bathroom, storage room, and a covered terrace with fantastic sea views.

**First Floor:** On the first floor, there is another apartment comprising an entrance area, hallway, bathroom, bedroom, and a living room with a kitchen and terrace.

The house is equipped with central heating fueled by heating oil and air conditioning.

The 700 m<sup>2</sup> plot offers enjoyment by the pool and family gatherings with a barbecue and outdoor dining area.

There is an opportunity to purchase an additional 533 m<sup>2</sup> of building land adjacent to the house, allowing for the construction of another house or additional facilities. The price for the house with the additional land is 880,000 euros.

Don't miss out on the opportunity to own this exceptional seafront property that can be utilized for tourism purposes, as it has been until now.

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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