

# Mini-hotel

Rabac, Labin, Istria



<b>Ref</b>	RE-U-36226
<b>Type</b>	Mini-hotel
<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>	70 m
<b>Floorspace</b>	260 sqm
<b>Plot size</b>	988 sqm
<b>No. of bedrooms</b>	12
<b>No. of bathrooms</b>	6
<b>Price</b>	€ 760 000

### Apartment House Just 70 Meters from the Sea - Prime Investment Opportunity

Located on the **southeastern coast of Istria**, where lush green hills blend seamlessly with the Adriatic Sea, lies a region rich in **natural beauty and cultural heritage**. Just **four kilometers apart**, the charming towns of **Labin and Rabac** offer a **unique blend of history, tradition, and modern living**.

Rabac, often referred to as the **Pearl of Kvarner**, is renowned for its **white pebble beaches, crystal-clear sea, and lush Mediterranean vegetation**. Once a small fishing village, it has evolved into a **vibrant tourist destination** while preserving its authentic charm. The **picturesque streets of Rabac** are filled with cultural events, while the **green surroundings and scenic hinterland** invite adventure lovers to explore and enjoy outdoor activities year-round.

Just a short distance from Rabac and Labin, in a **small seaside village**, this **apartment house** is now available for sale, located just **70 meters from the sea**. This property offers a **rare investment opportunity**, combining **comfort, an exceptional location, and high rental potential**.

The well-maintained house of 260 sq.m. on the territory of 988 sq.m., in **excellent functional condition**, spans **three floors—basement, ground floor, and high attic**—and consists of **six residential units**. Each floor contains **two apartments**, each featuring a **living room, two bedrooms, and a bathroom**.

The **landscaped yard**, filled with **lush greenery**, provides a peaceful setting, enhancing the property's appeal. While **some renovation and modernization** may be required to maximize its full potential, its **prime location, spacious living area, and versatile usage options** make it an **excellent investment** for both **tourist rentals and residential living**.

Don't miss out on this **fantastic opportunity** to own a **seaside property in one of Istria's most desirable locations**. For more information or to arrange a viewing, feel free to contact us!

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.

#### Property advantages:

Urbanized  
Modern

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Price per m<sup>2</sup>:  
2.923 €

Average price/m<sup>2</sup> of this type  
in this region:  
2.156 €

Median price/m<sup>2</sup> of this type  
in this region:  
1.703 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2.709 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2.332 €

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