

# Villa

Rabac, Istria



<b>Ref</b>	RE-U-37633
<b>Type</b>	Villa
<b>Region</b>	Istria > Rabac-Labin
<b>Location</b>	Rabac
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	800 m
<b>Floorspace</b>	878 sqm
<b>Plot size</b>	3318 sqm
<b>No. of bedrooms</b>	20
<b>No. of bathrooms</b>	20
<b>Price</b>	Price upon request

### Complex of Five Villas with Pools, 800 Meters from the Sea!

On the southeastern coast of Istria, where rolling green hills meet the sea and nature blends with heritage, lies a picturesque area just four kilometers from the charming towns of Labin and Rabac. Known as the "Pearl of Kvarner," Rabac boasts white pebble beaches, lush Mediterranean vegetation, and crystal-clear waters. Once a small fishing village, it has transformed into a popular tourist destination, offering a rich cultural scene and a vibrant atmosphere. The surrounding greenery and scenic hinterland invite adventure, exploration, and recreation year-round.

Not far from Rabac and Labin, in a peaceful coastal village, a **complex of five houses with pools** is now available for sale.

#### Villa 1

Built on a **601 m<sup>2</sup> plot**, this **181 m<sup>2</sup>** house features a **19 m<sup>2</sup> swimming pool**. It extends across three levels: a basement, ground floor, and first floor. The basement includes a storage room and a technical area for pool equipment. The ground floor has an open-concept layout combining the kitchen, dining area, and living room with access to a covered terrace, along with a bedroom and a bathroom. The first floor consists of three bedrooms, each with its own bathroom, and a covered terrace.

#### Villa 2

Situated on a **531 m<sup>2</sup> plot**, this **192 m<sup>2</sup>** house also includes a **19 m<sup>2</sup> pool**. It follows the same three-level layout as House 1, with a basement for storage and pool equipment, a ground floor featuring an open living area, a bedroom, and a bathroom, and a first floor with three bedrooms, en-suite bathrooms, and a covered terrace.

#### Villa 3

Set on a **568 m<sup>2</sup> plot**, this **114 m<sup>2</sup>** house comes with a **19 m<sup>2</sup> pool**. It shares the same structural concept as the others, with a basement for storage and pool equipment, an open-concept ground floor with a kitchen, dining, and living area, plus a bedroom and bathroom. The first floor offers three bedrooms, each with an en-suite bathroom, and a covered terrace.

#### Villa 4

Built on a **566 m<sup>2</sup> plot**, this **178 m<sup>2</sup>** house features a **19 m<sup>2</sup> pool**. Like the other houses, it consists of a

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basement, a ground floor with an open-plan kitchen, dining, and living area, along with a bedroom and bathroom, and a first floor with three bedrooms, private bathrooms, and a covered terrace.

### Villa 5

The largest of the five, this **213 m<sup>2</sup>** house is set on a **695 m<sup>2</sup> plot** and includes a **19 m<sup>2</sup> pool**. Its layout mirrors the others, featuring a basement with storage and technical rooms, a ground floor with an open-plan living space, bedroom, and bathroom, and a first floor with three bedrooms, en-suite bathrooms, and a covered terrace.

All houses are prefabricated, fully equipped, and furnished, offering stunning **sea views** from every property. This is a fantastic opportunity for those looking to invest in a serene coastal retreat, whether for private use or as a rental business.

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:

Swimming pool

Storage

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Average price/m<sup>2</sup> of this type  
in this region:  
3.206 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.298 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.567 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

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