Villa
Rabac, Labin, Istria

Adrionika
Real Estate in Croatia

Ref	RE-U-13062
Type	Villa
Region	Istria › Rabac-Labin
Location	Rabac, Labin
Front line	No
Sea view	Yes
Distance to sea	500 m
Floorspace	181 sqm
Plot size	500 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 480 000

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Sophisticated villa with swimming pool in Rabac (Labin) area, just 500 meters from the sea!

Total surface is 181 sq.m. Land plot is 500 sq.m.
House was built in 2008.
It benefits Internet, SAT TV, air-conditioning, heating system, BBQ, swimming pool, 4 parking places.

Villa consists of a basement, ground floor and first floor.
The basement has been converted into a social room - a playroom and a tavern with indoor fireplace.
The ground floor offers a spacious living room with access to the sun terrace, dining room and fully equipped kitchen. There is also a guest wc, bedroom and bathroom.
The first floor consists of three bedrooms and one shared bathroom. There is also an exit to the terrace with a beautiful view of the Kvarner Bay.
Air conditioners are installed in each bedroom as well as in the living room, and the house is connected to gas central heating, which makes it comfortable to stay all year round.
The garden is fully fenced, tidy and maintained with planted Mediterranean plants.
There is an old well on it, which has been turned into a covered terrace with a beautiful view of the sea and the garden.
There is also a beautiful swimming pool of 28 m2 with a sun deck.
The price includes 1200 m2 of building land located in front of the villa. You can build one-two buildings more on that land or leave it green.
The property has great investment and relaxation potential.

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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