

Villa

Rabac, Labin, Istria



Ref	RE-U-13060
Type	Villa
Region	Istria › Rabac-Labin
Location	Rabac, Labin
Front line	No
Sea view	Yes
Distance to sea	500 m
Floorspace	199 sqm
Plot size	678 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 700 000

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Beautiful villa with swimming pool **just 500 meters from the sea**, with **wonderful sea views**, in Rabac area!

Villa was built in 2008.

This stylishly designed spacious villa has a total area of 199 m² and consists of **two separate residential units**.

The smaller apartment is divided into a ground floor as a living room where there is a comfortable living room, dining room and kitchen and bathroom and upstairs where there are two spacious bedrooms and a balcony.

The second apartment, slightly larger, on the ground floor combines living room, dining room, kitchen with pantry and bathroom while upstairs are two bedrooms with shared bathroom and exit to the balcony with a beautiful view of the sea and surrounding greenery.

Both apartments have a common room for socializing where there is a tavern/konoba with a fireplace and a playroom with table tennis.

The territory is fully fenced and covers an area of 678 m².

Parking is provided for several cars and the center of attention certainly takes a beautiful **swimming pool of 27 m²** and a landscaped sun deck zone with a beautiful sea view.

The price includes 1200 m² of building land located in front of the house. This adds investment value to the property.

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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Price per m²:
3518 €

Average price/m² of this type
in this region:
3251 €

Median price/m² of this type
in this region:
3158 €

Average price/m² of this type
in Croatia:
4698 €

Median price/m² of this type
in Croatia:
3863 €

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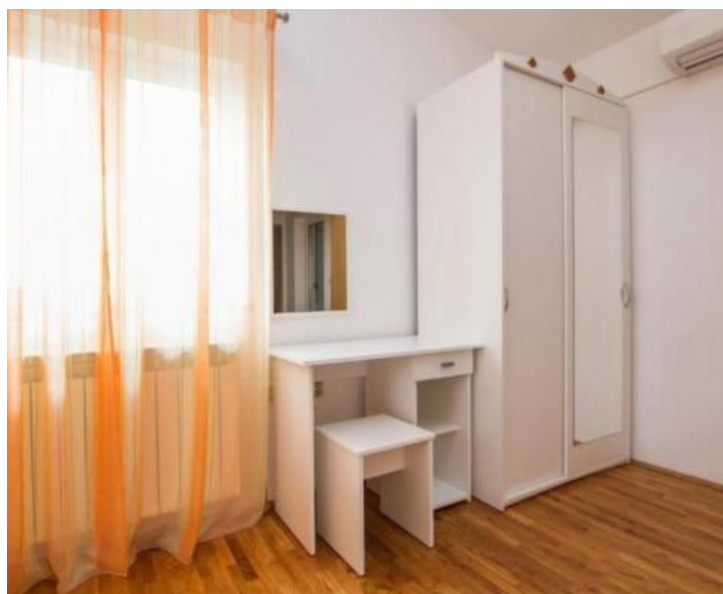
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