

Villa

Rabac, Labin, Istria



Ref	RE-U-14232
Type	Villa
Region	Istria > Rabac-Labin
Location	Rabac, Labin
Front line	No
Sea view	Yes
Distance to sea	1700 m
Floorspace	200 sqm
Plot size	660 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	Price upon request

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Beautiful villa with swimming pool and sea views in Rabac area!

Total area is 200 sq.m. Land plot is 660 sq.m.

Surrounded by greenery, it is a perfect place for relaxation, yoga, contemplating, writing, drawing...

This high quality detached villa built in 2019 extends through the basement, ground floor and first floor.

In the basement there is a room for technology, laundry, entertainment area with billiards and football table, bedroom, bathroom and space that future owners can convert as desired (tavern or spa and wellness area).

The ground floor has a living room with dining area and kitchen, two bedrooms with private bathrooms and a toilet. The living areas open onto a covered terrace with a summer kitchen and an outdoor dining area.

On the upper floor there is a bedroom with bathroom and terrace overlooking the sea.

The villa is spacious; fully furnished and equipped and sold as such. The garden is fenced and nicely decorated.

Next to the villa there is a swimming pool of 47 m² and a sun deck.

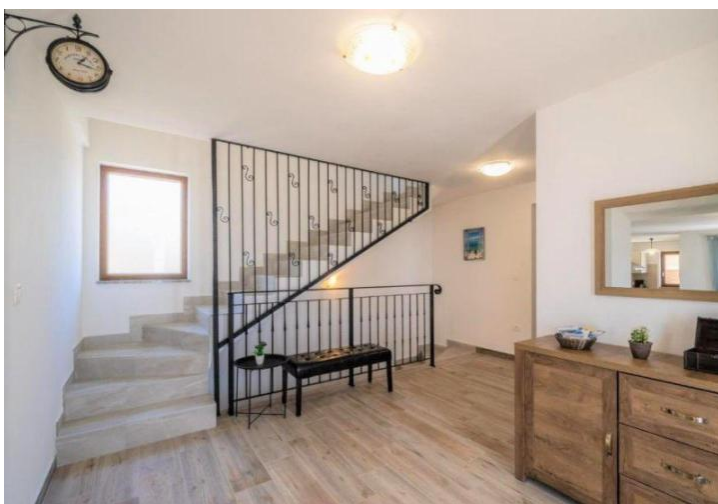
Distance from the beach is 1,7 km.

Price is provided upon request but for your note it is over 600 000 eur.

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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