

Villa

Rabac, Labin, Istria



Ref	RE-U-16222
Type	Villa
Region	Istria › Rabac-Labin
Location	Rabac, Labin
Front line	No
Sea view	No
Distance to sea	4500 m
Floorspace	159 sqm
Plot size	1130 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 623 000

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Wonderful villa in a desirable location just 4,5 km from the sea in Rabac area!
The surface of this well-built villa is 159 m². Land plot is 1130 sq.m.

Villa extends through the ground floor and first floor and is divided vertically into two residential units of 79 m² each.

Both residential units are practically equipped and furnished.

On the ground floor, each residential unit has a living room, dining room and kitchen with access to a covered terrace, a bathroom and a spacious storage room, while on the upper floors there are two bedrooms, a bathroom and a terrace.

The central place on the fenced and horticulturally arranged garden with an irrigation system, from which there is a view of the old town center, is occupied by the large swimming pool of 54 sq.m. with a sunbathing area.

This property is an ideal opportunity for family life or as an investment for rental for tourist renting.

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

Garden

Urbanized

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Price per m²:
3.918 €

Average price/m² of this type
in this region:
3.229 €

Median price/m² of this type
in this region:
3.327 €

Average price/m² of this type
in Croatia:
4.552 €

Median price/m² of this type
in Croatia:
3.950 €

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