

Villa

Rabac, Labin, Istria



Ref	RE-U-13846
Type	Villa
Region	Istria > Rabac-Labin
Location	Rabac, Labin
Front line	No
Sea view	Yes
Distance to sea	1200 m
Floorspace	542 sqm
Plot size	657 sqm

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No. of bedrooms	10
No. of bathrooms	7
Price	€ 1 150 000

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Luxury villa for sale in Rabac area, cca. 1 km from the sea, with fantastic sea views!
It is location a bit remoted from the fuss of the city.
Total floorspace is 542 sq.m. Land plot is 657 sq.m.
Villa was built in 2019.

Villa is elegantly divided into basement, ground floor, first floor and second floor and consists of 4 residential units.
The basement consists of a fitness room, a sauna, a bathroom, a laundry room, a storage room and a room for equipment.
There are two apartments on the ground floor. The area of each apartment is 54 m² and consists of a living room, kitchen and dining room in an open concept with access to a terrace covered with a pergola, two bedrooms and a bathroom.
Floors I. and II. consist of two two-story apartments. The area of each apartment is 106 m². The first floor of the apartments offers three bedrooms and a bathroom, while the second floor has a bathroom and an open concept living room, kitchen and dining room with access to a covered terrace with a view of the sea.
For heating/cooling, the house uses a combination of central and underfloor heating and air conditioners, as well as solar panels for heating water.

A house near the sea that offers a higher level of luxury that can be manifested in quality, comfort, design, style, additional facilities and options is an ideal opportunity for family life (ideal for a large family of several brothers, sisters and their parents and grandparents) or as an investment for rental for tourist purposes of an already well-established tourist rental.

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:

- Storage
- Gym
- Sauna
- Floor heating
- Urbanized

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Price per m²:
2.122 €

Average price/m² of this type
in this region:
3.206 €

Median price/m² of this type
in this region:
3.298 €

Average price/m² of this type
in Croatia:
4.567 €

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

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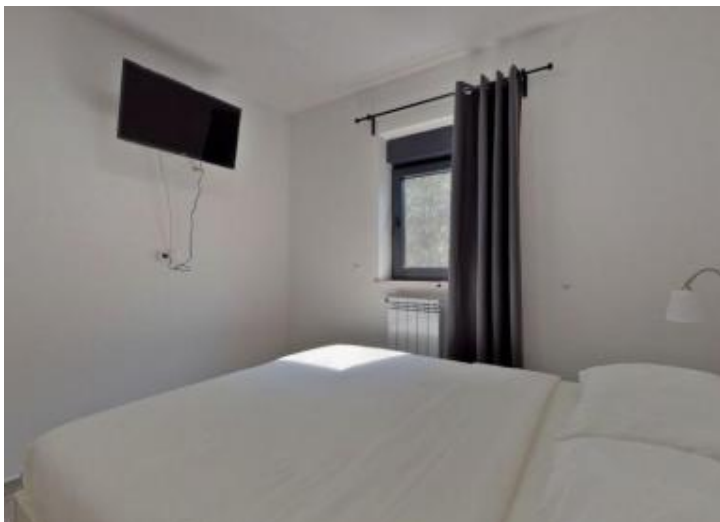
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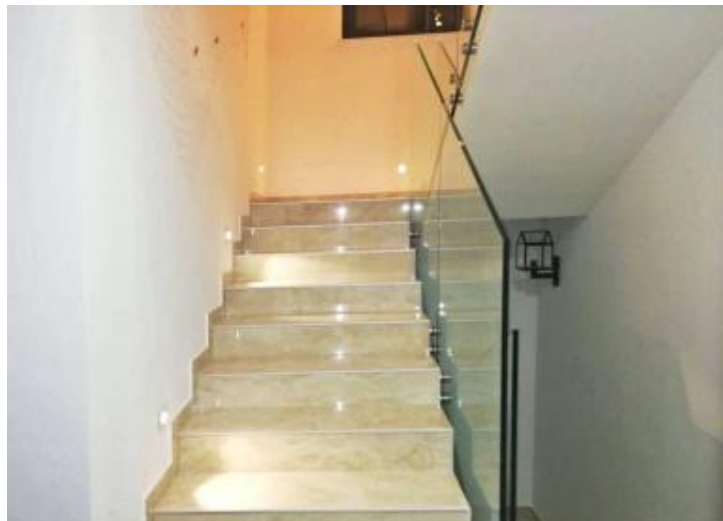
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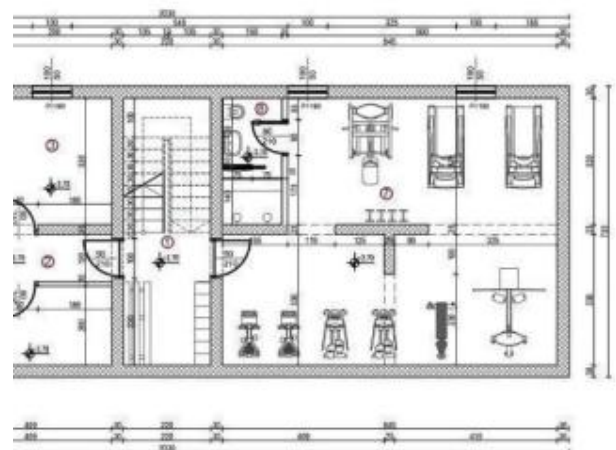
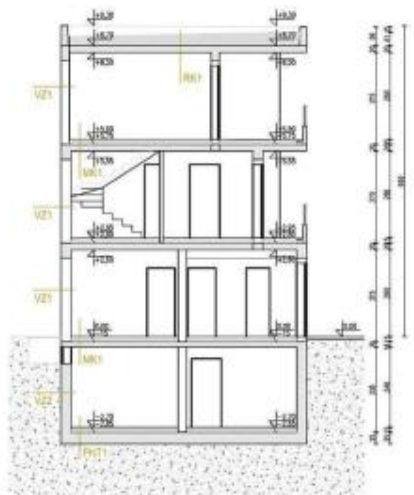


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- PVI1 - Pod na tlu - krovovi**
1. Krovovi na tlu - krovovi 1,00
 2. Krovovi na tlu - krovovi 3,00
 3. Krovovi na tlu - krovovi 2,00
 4. Krovovi na tlu - krovovi 3,00
 5. Krovovi na tlu - krovovi 1,00
 6. Krovovi na tlu - krovovi 3,00
 7. Krovovi na tlu - krovovi 3,00
 8. Krovovi na tlu - krovovi 3,00
- PK1 - Razred i vanjski prostor**
1. Krovovi na tlu - krovovi 3,00
 2. Krovovi na tlu - krovovi 3,00
 3. Krovovi na tlu - krovovi 3,00
 4. Krovovi na tlu - krovovi 3,00
 5. Krovovi na tlu - krovovi 3,00
 6. Krovovi na tlu - krovovi 3,00
- PK2 - Krovovi na tlu - krovovi - krovovi**
1. Krovovi na tlu - krovovi 3,00
 2. Krovovi na tlu - krovovi 3,00
 3. Krovovi na tlu - krovovi 3,00
 4. Krovovi na tlu - krovovi 3,00
 5. Krovovi na tlu - krovovi 3,00
 6. Krovovi na tlu - krovovi 3,00
- VZ1 - Vanjski zid - blok općina**
1. Krovovi na tlu - krovovi 3,00
 2. Krovovi na tlu - krovovi 3,00
 3. Krovovi na tlu - krovovi 3,00
- VZ2 - Zid podruma - blok općina**
1. Krovovi na tlu - krovovi 3,00
 2. Krovovi na tlu - krovovi 3,00
 3. Krovovi na tlu - krovovi 3,00
 4. Krovovi na tlu - krovovi 3,00



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