

# House

## Rabac, Labin, Istria



<b>Ref</b>	RE-U-19152
<b>Type</b>	House
<b>Region</b>	Istria > Rabac-Labin
<b>Location</b>	Rabac, Labin
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1000 m
<b>Floorspace</b>	310 sqm
<b>Plot size</b>	192 sqm
<b>No. of bedrooms</b>	6
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 415 000

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Every buyer of real estate in Croatia is dreaming of such a sea view!  
It will capture your attention from the start and it cast a spell on you.  
You will always be looking for something similar to compare and won't find.

Total area of this house is 310 sq.m. Land plot is 192 sq.m.  
House was built in 1990.

In a quiet street in Rabac, there is a duplex (semi-detached) house for sale with a view of the sea.  
The spacious house extends through the basement, ground floor and first floor and consists of three apartment units.

In the basement of the house there is an apartment with an area of 103 m<sup>2</sup>.

On the ground floor of the house there is an apartment with an area of 87 m<sup>2</sup>.

There is a 93 m<sup>2</sup> apartment on the first floor.

Each apartment consists of a living room, a dining room with a kitchen, two bedrooms, a bathroom, a toilet, a storage room and a terrace.

The building needs modernization and revitalization.

This property, within walking distance of the sea and all essential amenities, is an ideal opportunity for family life or/and as an investment for rental for tourist purposes.

It is positioned 1 km from the sea.

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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