

# Villa

Rabac, Labin, Istria



<b>Ref</b>	RE-U-14121
<b>Type</b>	Villa
<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>	150 sqm
<b>Plot size</b>	880 sqm

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<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 630 000

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### **Price fell from 730 000 eur to 630 000 eur!**

Single level modern villa with swimming pool near the sea Rabac just 1 km from the sea, within greenery!

The villa ground floor area of 150 m<sup>2</sup> extends over two floors.

It consists of a basement and ground floor. The ground floor has a living room with dining area and kitchen, three bedrooms with private bathrooms, pantry, toilet and a covered terrace.

On the spacious and fenced garden there is a swimming pool of 32 m<sup>2</sup> with sun deck and parking spaces. Ideal property for family life, rest and relaxation or as an investment for rent for tourist purposes.

Land plot around is 880 sq.m.

The planned completion of the works is at the end of 2023.

You can still contribute to interior design, suggest your own ideas.

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

Modern

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Price per m<sup>2</sup>:  
4.200 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.206 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.298 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.567 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

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