

# Villa

## Rabac, Istria



<b>Ref</b>	RE-U-20836
<b>Type</b>	Villa
<b>Region</b>	Istria > Rabac-Labin
<b>Location</b>	Rabac
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	500 m
<b>Floorspace</b>	165 sqm
<b>Plot size</b>	594 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	4
<b>Price</b>	Price upon request

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Modern design villa with pool and sea view only 500 meters from the sea in Rabac area!

The net area of the villa with terraces is 165.15 m<sup>2</sup>, and without terraces 141.65 m<sup>2</sup>.

The ground floor consists of a kitchen and a living room with an open space concept, one bedroom with a bathroom, a storage room and an additional bathroom. From the bedroom and the living room there is access to a spacious, covered terrace that then leads to a large swimming pool.

On the first floor there are two more bedrooms, each with its own bathroom. There is also a private gym. The rooms have access to covered terraces with a fantastic view of the sea.

The specialty and uniqueness of this modern villa lies in the round window that will show the reflection of the sea.

The villa itself is located on a plot of land of 594 m<sup>2</sup>, on which there is a beautiful swimming pool with a sunbathing area and plenty of greenery and planted plants.

For warm, summer days, there is also a summer kitchen. Two parking spaces are provided for your tin pets. Due to its location and fascinating view of the sea, this is an ideal investment opportunity to rent during the tourist season, but also for those who are looking for an ideal home, far from the city crowd, yet not too far from all amenities for life.

Villa is currently under construction. Construction will be finished in 2024.

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

Gym

Modern

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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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