

# House

## Rabac, Istria



<b>Ref</b>	RE-U-24632
<b>Type</b>	House
<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>	1300 m
<b>Floorspace</b>	193 sqm
<b>Plot size</b>	767 sqm

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<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	1
<b>Price</b>	Price upon request

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House in Rabac, Labin area, with sea views, for modernization!  
Total area is 193 sq.m. Land plot is 767 sq.m.  
House was built in 1935.

On the southeast coast of Istria, just 5 km apart, you'll find two towns of similar size but with different yet complementary characters - Labin and Rabac.

Rabac, known as the "Pearl of Kvarner," is celebrated for its white pebble beaches, rich Mediterranean flora, and crystal-clear waters. Once a small fishing village, Rabac has evolved into an attractive tourist destination, hiding a wealth of cultural events within its charming streets. The green surroundings of Rabac and its picturesque hinterland beckon adventurers, explorers, and recreation-seekers year-round.

About a 15-minute drive from Labin, there is an Istrian stone ground-floor house for sale with breathtaking sea views!

The house comprises a hallway, a kitchen and dining area, three bedrooms, and a bathroom. The future owner can convert one of the rooms into a living room, depending on their desires and preferences. The house is oriented towards the southwest, offering views of the sea and stunning sunsets. Next to the house, there is a garage and an additional room that can be converted into an additional living unit. In the basement, there's a cellar, and adjacent to the house is another legalized structure that was once used as a small barn.

Surrounding the house is a beautiful plot of 767 m<sup>2</sup>, where the future owner can build a pool to complete this idyllic setting. The house is well-maintained but requires some renovation, after which it can become a perfect haven for tourist rentals or a cozy family home.

All documents are in order, and the ownership is clear.  
Price is over 200 000 eur.

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:**

Garage

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Average price/m<sup>2</sup> of this type  
in this region:  
2.251 €

Median price/m<sup>2</sup> of this type  
in this region:  
2.172 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
3.017 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2.624 €

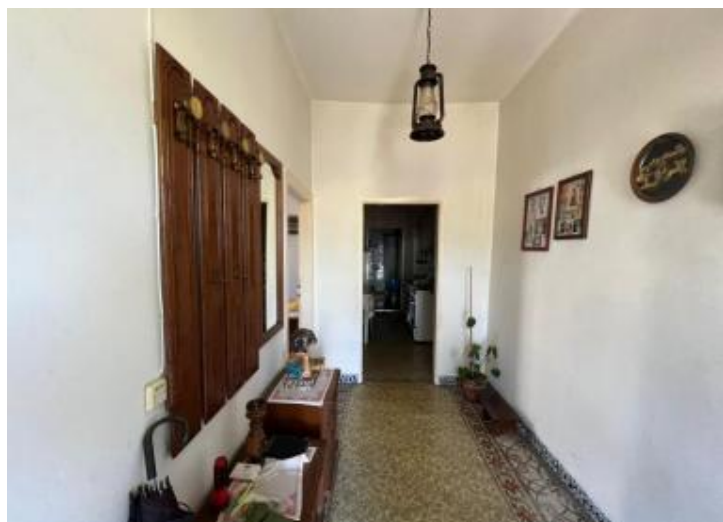
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