

## ISTRA, RABAC - Prostrano imanje na očaravajućoj lokaciji, Labin, House



### Seller Info

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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, RABAC - Prostrano imanje na očaravajućoj lokaciji
Property for:	Sale
House type:	semi-detached
Property area:	403 m <sup>2</sup>
Lot Size:	112664 m <sup>2</sup>
Bedrooms:	5
Price:	1.00 €
Updated:	Sep 21, 2024

### Condition

Built:	1967
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### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Labin
City area:	Rabac
ZIP code:	52220



### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Description

Description:	<p>ISTRIA, RABAC - A spacious property in an enchanting location On the southeastern coast of Istria, at the place where green hills meet the sea, where nature and heritage come together, there are two towns of similar size, but with different, but mutually complementary characters - Labin and Rabac, just five kilometers apart. Rabac, due to its white pebble beaches, rich Mediterranean vegetation and crystal clear sea, has been called the pearl of Kvarner. Once a small fishing village, today Rabac is an attractive tourist destination that hides a wealth of cultural events in a network of colorful streets. The green surroundings of Rabac and the picturesque hinterland invite you to adventure, research and recreation throughout the year. The uniqueness of this rarity on the market is reflected in its</p>
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attractive location, natural landscape and visual exposure. The property has the Kvarner in the palm of its hand - Rijeka to the left, Cres in front and the islands of Zračica and Unije to the right and the indented coast of eastern Istria. There are also 4 buildings for renovation on the estate with magnificent predispositions, the area of 112,664 m<sup>2</sup> in one unit, of which 3,845 m<sup>2</sup> is construction land. The house of 110 m<sup>2</sup> consists of a ground floor and a first floor. On the ground floor there is an entrance hall and a kitchen with a dining room and an open fireplace, while on the first floor there are two bedrooms. The floor plan of the ground floor is complemented by a 33 m<sup>2</sup> tavern with an open fireplace. The walls are solid and flat and do not require demolition. Next to the house there is a ruin with a floor plan area of 68 m<sup>2</sup> and two barns with a floor plan area of 160 m<sup>2</sup> and 32 m<sup>2</sup>. The building plot is for residential purposes and is located in the built-up part of the construction area of the settlement. The terrain is flat and cleared. There are three marked public roads to the property that need to be fixed. Electricity and water connections are approximately 700 meters away. The whole idyllic story is rounded off with well-maintained meadows, arable fields, pastures and forest. This spacious property offers numerous benefits as an investment, as well as an ideal opportunity for a comfortable family life. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 20748

### Additional contact info

Reference Number: 482021  
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