

## ISTRA, RABAC - Čarobno imanje s dvije kuće u blizini mora, Labin, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
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Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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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 - Čarobno imanje s dvije kuće u blizini mora
Property for:	Sale
House type:	detached
Property area:	170 m <sup>2</sup>
Lot Size:	1440 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Price:	495,000.00 €
Updated:	Nov 03, 2024

### Condition

Built:	1900
Last renovation:	2023

### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	5
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### Description

## Description:

ISTRIA, RABAC - A magical estate with two houses near the sea 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. A property with two stone houses is for sale in the vicinity of Rabac, in a quiet, small settlement. The property is surrounded by magical greenery and the sea is only 1,200m away from the property. A path in front of the property leads to a hidden intimate beach. There are two stone houses on the property of 1,440 m<sup>2</sup>. The first house has been completely adapted with a carefully landscaped garden where there is a swimming pool, summer kitchen and a cistern. The house is spread over three floors (floor area 54m<sup>2</sup>) with a total living area of 120m<sup>2</sup>. The yard of the house is decorated in a Mediterranean style and is 768m<sup>2</sup>. On the ground floor of the house there is an "open space" kitchen with a dining area, a pantry, a living room and a guest toilet. Up the internal stairs on the first floor of the house there are two bedrooms and a bathroom. On the third floor of the house, in the high attic, there is a bedroom with a bathroom and an open-style living room. Each bedroom has built-in wardrobes. This imposing stone house dating back to 1900, restored respecting the traditional values and architecture of the Istrian heritage. Natural materials were used: stone, wood, lime, handmade smelters. An outdoor kitchen, a cistern (30 m<sup>3</sup>) and a swimming pool built according to the VITII system, known as the "pool inspired by nature", are located in the beautifully landscaped garden. The second house is also an Istrian stone house, a preserved antique that needs renovation. The old stone house has a floor plan area of 51m<sup>2</sup> and is built on two floors, which gives it approx. 100m<sup>2</sup> of living space. There are two rooms on the ground floor, and there are also two rooms on the first floor. The yard of this wonderful stone house measures 566 m<sup>2</sup> and is completely within the construction zone, which opens up numerous possibilities for additional decoration. Neat access road, Proper ownership, No burden, A 15-minute walk will take you to a beautiful small beach surrounded by greenery. Certainly a beautiful property for a luxurious family life, but also suitable as an investment in the form of elite tourism. 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: 21411

**Additional contact info**

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