

## Istra, Rabac - lijep dvosoban stan sa bazenom i panoramskim pogledom na more, Labin, Flat



### Seller Info

Name: Art Living Real Estate  
First Name: Art Living  
Last Name: Real Estate  
Company Name: ART LIVING REAL ESTATE  
Service Type: Selling and renting  
Country: Croatia  
Region: Istarska županija  
City: Umag  
ZIP code: 52470  
Address: Pozioi 1g  
Mobile: +385 91 784 80 83  
Phone: +385 91 784 80 83  
About us: Art Living Real Estate is an

authorised licensed real estate agency, registered in the Register of Real Estate Agents at the Croatian Chamber of Commerce, which with its professional approach and a team of licensed agents represents its clients by providing top real estate services. Contact us with confidence and see for yourself our expertise and quality.

### Our services to buyers:

consulting on the situation on the real estate market and presentation of real estates in our office  
field tour of selected real estate  
real estate documentation check  
negotiating sales  
legal support (sales contract, pre-contracts, registration)  
transfer of utility obligations (electricity, water, etc.),

### Our services to sellers:

property overview  
real estate estimate  
photographic services  
consulting on the real estate's  
market value  
verification of real estate  
documentation (ownership  
certificate, construction and use  
permit)  
signing a real estate mediation  
contract  
advertising real estate on our  
website and other leading  
domestic and world websites  
additional attention is paid to  
the real estate for which we  
have an exclusive mediation  
contract in marketing  
advertising and investment

Reg No.: 72/2022

## Listing details

### Common

Title: Istra, Rabac - lijep dvosoban stan sa bazenom i panoramskim pogledom na more  
Property for: Sale  
Property area: 56 m<sup>2</sup>  
Floor: 2  
Bedrooms: 3  
Bathrooms: 1  
Price: 230,000.00 €  
Updated: Nov 06, 2024

### Condition

Built: 2006

### 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

## Parking

Number of parking spaces: 1

## Description

Description: Istria, Rabac A beautiful, modernly furnished apartment with a swimming pool and a panoramic view of the sea is for sale, in the famous tourist town of Rabac, known for the most beautiful beaches in Istria and crystal clear sea. The medieval old town of Labin is only a 10-minute drive from the apartment itself. The apartment with a total area of 56 m<sup>2</sup> is located on the second floor of a smaller residential building and consists of an entrance, a living room with an open-plan kitchen and dining room, two bedrooms, a bathroom, a toilet and a storage room. The living room leads directly to the balcony with a beautiful open view of the sea. An additional advantage of this apartment is also the right to use the shared private pool with a nicely decorated sun deck. The building is built of extremely high-quality materials, and the apartment also has electric underfloor heating and an air conditioning system. The apartment also has one parking space. The apartment is sold fully furnished and functional. Given that the building is located near the sea and beaches (600 m) and all essential facilities; (beautiful beaches, sports and recreational facilities, catering facilities, bakery, shops, etc.) and considering its attractive location, it is an ideal opportunity for all those looking for real estate near the sea suitable for both housing and rental for tourist purposes. Dear clients, it is possible to view the property only with a signed brokerage agreement, which is the basis for further actions related to the sale and commission, all in accordance with the Act on Brokerage in Real Estate Transactions. "ART LIVING REAL ESTATE" agency, as an authorized intermediary in real estate transactions, charges an intermediary fee in the amount of 3% + VAT at the time of concluding the Pre-Contract or Purchase Agreement for the mediation service. NOTE: We are not responsible for any errors in the property descriptions, but we want to be as precise and accurate as possible  
AGENCY ID CODE: 1262 ID CODE: 1262

## Additional contact info

Reference Number: 680372

Agency ref id: 1262  
Contact phone: 091 784 8083