

ISTRIA ADRIA

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Code :	00234
Location :	Labin
Building size :	155 m2
Lot size :	250 m2
Garden size :	0.00 m2
Number of bedrooms :	5
Number of rooms :	9
Number of bathrooms :	3
Seaview :	Yes
Garage :	Yes
Energy efficiency :	Not specified

Price : 465.000 €



The house with garage is located in Rabac, 3rd row from the sea, air distance approx. 130 m from the sea and the coast. The view of the sea and the bay is unhindered from all three floors.

The town center and beaches are about 10 minutes away on foot. The house is a semi-detached building with part of the plot on the southeast side of the semi-detached building.

The house consists of three floors: on the first floor there is a studio apartment with a storage room and a terrace of 30 m2. On the second floor, there is a spacious apartment with a large terrace, from which there is an open view of Rabačka Bay and the sea, perfect for morning coffee and enjoying the beautiful view. The apartment is connected to the apartment on the third floor by an internal staircase.

Each floor has a separate entrance, and it is possible to completely separate them and make two separate apartments.

The entire house with terraces is oriented towards the southwest. There is also a garage next to the house.

The advantage of this property is its position, a beautiful view of the sea, proximity to the center, proximity to beaches and the possibilities it provides such as:

- real estate for family life (close to shops, clinic, bank, post office, catering facilities)
- combination of real estate for living and renting
- house with great potential for adaptation and investment to achieve luxury accommodation for tourism or for living.

