

# House

## Labin, Istria



<b>Ref</b>	RE-U-30387
<b>Type</b>	House
<b>Region</b>	Istria > Rabac-Labin
<b>Location</b>	Labin
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	5000 m
<b>Floorspace</b>	220 sqm
<b>Plot size</b>	1922 sqm

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<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 385 000

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Comfortable house with a spacious garden of 1922 sq.m. in Labin area, 5 km from the sea!  
Total area is 220 sq.m. Land plot 1922 sq.m.

It is located at the end of a quiet street near all shopping, cultural, educational and recreational facilities. In addition to the convenient location, the property is characterized by the spatial organization of the exterior and interior.

The living space is clearly defined and used to the maximum. It extends through the ground floor and first floor and consists of two residential units.

On the ground floor there is a residential unit consisting of a kitchen with a dining room and exit to a covered terrace, three bedrooms, two of which require decoration, two bathrooms and a hallway.

On the first floor there is a residential unit consisting of a kitchen, dining room and living room with access to a covered terrace, two bedrooms, two bathrooms and a hallway.

The spacious well-kept garden is enriched with fruit trees and Mediterranean plants and offers peace, privacy and a view of the surroundings.

This property in an ideal location is a perfect opportunity for family life or as an investment for rental for tourist purposes.

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.

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Price per m<sup>2</sup>:  
1750 €

Average price/m<sup>2</sup> of this type  
in this region:  
2321 €

Median price/m<sup>2</sup> of this type  
in this region:  
2176 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2884 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2589 €



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