

Villa

Labin, Istria



Ref	RE-U-22475
Type	Villa
Region	Istria > Rabac-Labin
Location	Labin
Front line	No
Sea view	No
Distance to sea	10000 m
Floorspace	283 sqm
Plot size	2647 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 778 000

[Three similar villas with swimming pools in Labin area - package purchase possible!](#)

Ideal for tourist renting! Booming business of villas renting!

With its gentle architecture, it harmonizes with the surroundings, creating a synergy between the natural environment and modern design, each villa has total area is 283 sq.m. and land plot is cca. 2650 sq.m. each villa is designed as a single residential unit spread over two floors, featuring a modern, airy interior bathed in natural light, exuding elegance and offering a high level of comfort.

The ground floor consists of an open-concept space that unites the living room, dining area, and kitchen, with an exit to a covered terrace that includes a summer kitchen. The ground floor layout is complemented by a wellness area with a sauna, a toilet, and two storage rooms. On the upper floor, there are four bedrooms, each with its own bathroom, and a terrace covered with an awning.

The heating and cooling of the house are ensured by a fan coil system and underfloor heating via a heat pump, while thermal solar collectors are installed for hot water preparation. The yard is fully fenced and elegantly landscaped with grass, gravel surfaces, and Mediterranean plants. The central feature is a 28 m² swimming pool with a sunbathing area, and there is also an auxiliary building of 17 m² next to the house.

The location, structure, and comfort make this property an ideal opportunity for a peaceful family life as well as an investment for tourist rental purposes.

The listed price refers to the turnkey phase, with the possibility of additional landscaping of the spacious yard for an adjusted price.

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.

Price per m²:
2749 €

Average price/m² of this type
in this region:
3145 €

Median price/m² of this type
in this region:
3135 €

Average price/m² of this type
in Croatia:
4350 €

Median price/m² of this type
in Croatia:
3865 €

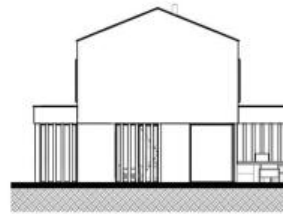
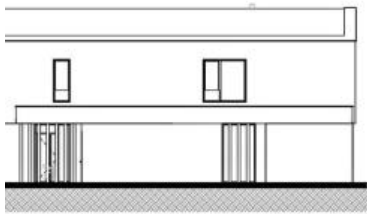
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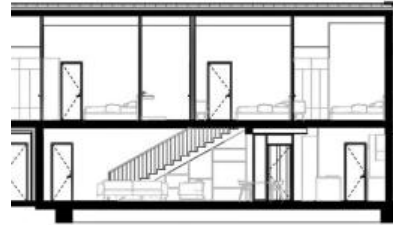


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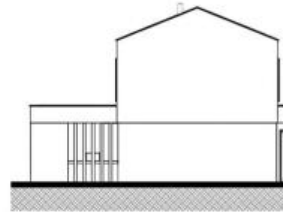
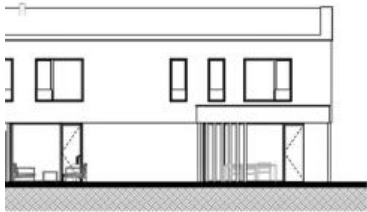
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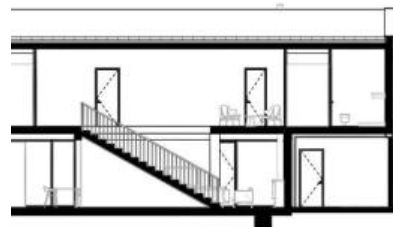
Sjeverna pročelje
M 1:100



Presjek A-A
M 1:100



Južno pročelje
M 1:100



Presjek B-B
M 1:100

