

# Villa

## Labin, Istria



<b>Ref</b>	RE-U-32945
<b>Type</b>	Villa
<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>	13500 m
<b>Floorspace</b>	180 sqm
<b>Plot size</b>	845 sqm

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<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 470 000

House with a Pool in a Peaceful Neighborhood of Labin!  
Total area is 180 sq.m. Land plot is 845 sq.m.

On the southeastern coast of Istria, where green hills meet the sea and nature blends seamlessly with heritage, lie two towns with distinct yet complementary characters—Labin and Rabac. The picturesque town of Labin rises on a hill 320 meters high, just four kilometers from the white pebble beaches of Rabac. Steeped in rich history and marked by its mining heritage, Labin, which once briefly declared itself an independent republic, is today a fascinating town of contrasts: old and new, history and modernity, tourism and art.

Not far from Labin, a house with a pool is for sale in a serene neighborhood.

This location offers an authentic experience of a small Istrian village, providing intimacy and relief from the hustle and bustle, while still being close to the sea and the center of Labin, with its array of amenities. In addition to its prime location, the property is distinguished by its high-quality construction, ensuring long-term satisfaction and comfort.

The villas's timeless architecture blends harmoniously with the surrounding village and landscape. It is designed as a tastefully furnished and well-equipped living unit. The living space is clearly defined, maximized for use, and filled with natural light. The layout includes an open-concept area that combines the kitchen, dining room, and living room, with access to a covered terrace, three bedrooms each with en-suite bathrooms, a guest toilet, and a utility room.

The landscaped and fenced yard features a pool with a sun deck, offering a perfect outdoor retreat.

With its location, layout, and comfort, this property is ideal for a peaceful family life or a successful tourist rental.

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 m<sup>2</sup>:  
2611 €

Average price/m<sup>2</sup> of this type  
in this region:  
3132 €

Median price/m<sup>2</sup> of this type  
in this region:  
3107 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4348 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3853 €



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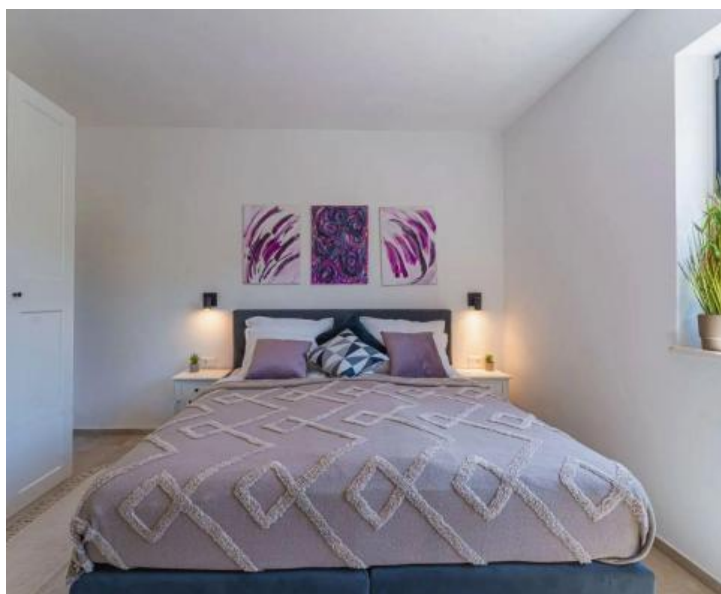
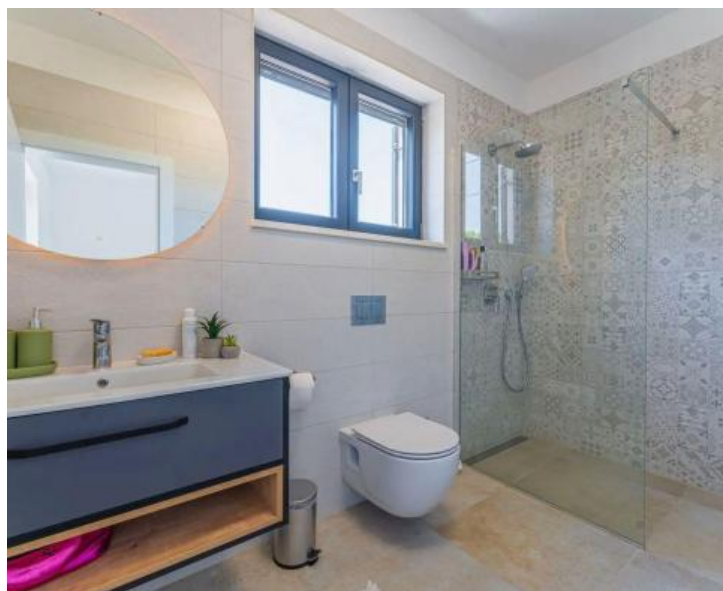
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