

# Villa

## Labin, Istria



<b>Ref</b>	RE-U-33103
<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>	10000 m
<b>Floorspace</b>	249 sqm
<b>Plot size</b>	1406 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 626 000

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Villa with swimming pool near the city of Labin, not far from Rabac beaches!  
Total area is 249 sq.m. Land plot is 1406 sq.m.

In the eastern reaches of Istria, where the land meets the sea at but three kilometers' distance, there lies the ancient town of Labin. Here, upon a hill, a tale as old as the stones themselves unfolds—a town steeped in the lore of centuries past, where history whispers through cobbled streets and the arts flourish in the hands of those who dwell within its venerable walls. Labin, a city where the past meets the present, where galleries abound, and where artists craft their visions in the glow of the Adriatic sun, year upon year.

The heart of this storied town beats in its main square, where the loggia stands as a sentinel of time, untouched since the 16th century. From here, the grand town gate of St. Flora beckons, a portal adorned with the proud coat of arms of Labin and the ever-watchful Venetian lion, emblem of the Serenissima's dominion. Wander further, and a cannon from the days of Austrian rule catches the eye, as do the myriad of hidden treasures that reveal themselves to those who tread Labin's winding paths.

It is near this noble town that a villa of rare beauty stands, awaiting its new lord or lady. With a sprawling 249 square meters of space, this home is a sanctuary of comfort and elegance. The ground floor welcomes with an open kitchen, dining area, and a living room where stories are shared by the warmth of the hearth. Two bedrooms, each with their own baths, lie in restful quietude, alongside a third bathroom for guests. A separate room houses a grand barbecue, dining area, and a fully equipped kitchen, where feasts are prepared and laughter resounds.

Upstairs, two more chambers of rest await, each with its own bath, offering solace after a day of exploration. The floors throughout are of warm laminate, save for the bathrooms, where cool tiles greet the foot. Pellet central heating warms the entire villa, with air conditioning to temper the summer's heat, not only in the bedrooms but also in the great hall and the room of merriment.

Outside, a swimming pool of 38 square meters glistens like a jewel in the well-tended garden. There, a lounge set and deckchairs invite one to bask in the sun's embrace, while the crack of the table tennis ball echoes through the air. The garden thrives under the care of an irrigation system, ensuring its verdant splendor. Sold fully furnished, this villa is a jewel of the land, whether for those seeking a luxurious retreat or a haven for family life, or those wishing to welcome travelers from distant lands into its opulent embrace.

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>:  
2514 €

Average price/m<sup>2</sup> of this type  
in this region:  
3145 €

Median price/m<sup>2</sup> of this type  
in this region:  
3135 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4350 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3865 €

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