

House

Labin, Istria



Ref	RE-U-33610
Type	House
Region	Istria > Rabac-Labin
Location	Labin
Front line	No
Sea view	No
Distance to sea	6000 m
Floorspace	136 sqm
Plot size	250 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 440 000

House in the city center of Labin, 6 km from the sea!

It is fact a new semi-detached house of 136 sq.m. in the city center, newly built on a 592m² land plot, 250 sq.m. per each semi-detached villetta.

Both halves of the property are available for purchase, each sold separately. Each house offers a similar layout and square footage, spanning two floors.

On the ground floor, there is an entrance hall, kitchen with dining area, a toilet, living room, and two storage rooms.

The upper floor features three bedrooms, two bathrooms, a laundry room, and a hallway. Each half comes with a private garden area and two parking spaces.

The interiors will feature oak three-layer parquet flooring in all rooms, while the bathrooms, toilets, storage rooms, and terraces will be finished with high-quality Italian 1st class rectified porcelain tiles, as well as top-grade sanitary ware (Olympia, Grohe, Aquastil). The staircase will have oak treads (4 cm thick). Heating and cooling are provided via a Mitsubishi air conditioning system (4 units per house), and hot water is supplied by a heat pump with a 250-liter boiler, with the option to connect solar panels—pre-installation for solar water heating will be in place for easy roof connection.

The windows and doors are made from high-quality PVC (Deceuninck Elegant), an award-winning design for both aesthetics and technology. The lift-and-slide doors feature triple glazing with an electric motor for blinds. The facade is finished with a 10 cm ETICS insulation system by Baumit. The parking area will be paved with pre-installed electric vehicle charging stations.

This property is ideal for family living due to its close proximity to the city center, which is within walking distance, as well as essential amenities. It also offers excellent potential for tourist rentals.

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 m²:
3235 €

Average price/m² of this type
in this region:
2321 €

Median price/m² of this type
in this region:
2176 €

Average price/m² of this type
in Croatia:
2884 €

Median price/m² of this type
in Croatia:
2591 €

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