

Villa

Labin, Istria



Ref	RE-U-34344
Type	Villa
Region	Istria > Rabac-Labin
Location	Labin
Front line	No
Sea view	No
Distance to sea	8000 m
Floorspace	156 sqm
Plot size	1300 sqm
No. of bedrooms	4
No. of bathrooms	2
Price	€ 519 000

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On the southeastern coast of Istria, where verdant hills descend to meet the sparkling sea, there lie two towns, not far apart in size, yet possessing distinct and complementary natures—Labin and Rabac.

Perched atop a hill, 320 meters high, Labin gazes down upon the white pebble shores of Rabac, just four kilometers away. This ancient town, steeped in rich history and the toil of miners who once delved deep into its earth, stands as a testament to contradictions. Once, albeit briefly, Labin declared itself an independent republic, a fleeting moment in time that speaks to its complex and storied past. Today, it is a place where old and new, history and the present, tourism and art all intermingle, each enhancing the other.

Amidst the greenery that surrounds this fascinating town, 8 km from the beaches, there stands a house, now for sale, equipped with a swimming pool.

Nestled in a peaceful neighborhood of holiday homes and family residences, it strikes a perfect balance between the tranquility of the countryside and the proximity to the sea and urban conveniences.

Total area of the villa is 156 sq.m. land plot is 1300 sq.m.

The property itself is distinguished not only by its enviable location but also by the quality of its construction, promising long-lasting comfort and satisfaction. Designed with timeless elegance, partially clad in stone, the house harmonizes effortlessly with the surrounding village and landscape, its form and color a tribute to the natural beauty of Istria.

This charming residence unfolds across two beautifully appointed floors. The lower floor features a room for gatherings, complete with an open fireplace, a traditional kitchen (tavern), a sauna, storage rooms, a pantry, and a toilet. The upper floor opens into an expansive space where kitchen, dining area, and living room merge seamlessly, leading out to a covered terrace. Here too are four bedrooms, two bathrooms, and a hallway, offering ample accommodation.

The garden, enclosed and brimming with greenery and Mediterranean flora, adds further enchantment. The crowning glory is the swimming pool with its sun-drenched deck, creating a peaceful haven for rest and relaxation.

With its excellent location and thoughtful design, both inside and out, this property presents an ideal opportunity for a comfortable family home or a sound investment in the burgeoning world of 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.

Price per m²:
3327 €

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

Median price/m² of this type
in this region:
3121 €

Average price/m² of this type
in Croatia:
4343 €

Median price/m² of this type
in Croatia:
3846 €

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