

Villa

Labin, Istria



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Ref	RE-U-34741
Type	Villa
Region	Istria › Rabac-Labin
Location	Labin
Front line	No
Sea view	No
Floorspace	188 sqm
Plot size	629 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 630 000

We offer a high-quality, semi-detached property located in a beautifully maintained cul-de-sac with several newly built homes.

LOCATION: Just a 10-minute drive from the nearest beaches and about 5–7 minutes from the center of Labin and main shopping areas, this property combines tranquility with convenience.

PROPERTY DESCRIPTION: The semi-detached house spans 188 m² in total, with 155.68 m² of living space and an additional 32 m² auxiliary building. Upon entering, you're welcomed by a hallway with a guest toilet, which leads into a spacious open-plan living area. This area features large glass walls, filling the living room, kitchen, and dining area with natural light. Additional storage is available in the kitchen and beneath the staircase. The glass walls open onto covered terraces with views of the swimming pool and garden.

Upstairs, there are three bedrooms with access to a shared terrace, two bathrooms, and a storage room.

The land plot is 629 m², featuring an 8x4 meter swimming pool and the auxiliary building, which serves as a covered summer kitchen and includes an extra toilet. This building is ideal for outdoor entertaining with family and friends on sunny days. There is also designated space in the yard for 2–3 parking spaces.

The property is sold as shown in the photos, with completion of the exterior landscaping and fencing included. There's also the option to complete additional works, depending on the agreement. The property has a bioseptic tank.

DOCUMENTATION: The property has clean ownership under a private individual, and warranties are provided on the structure and individual features, offering peace of mind for the buyer.

ADDITIONAL OPPORTUNITY: Adjacent to this property is a plot for a second duplex, complete with a building permit and paid utilities. This presents an opportunity for those interested in an investment for tourism, or for buyers seeking a second home in the same location—ideal for extended families or as a rental investment.

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:
3351 €

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:
4352 €

Median price/m² of this type
in Croatia:
3868 €

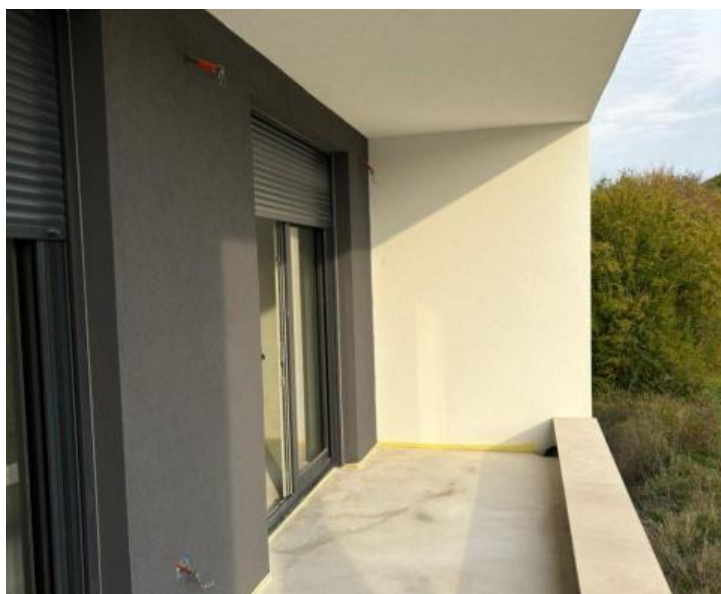
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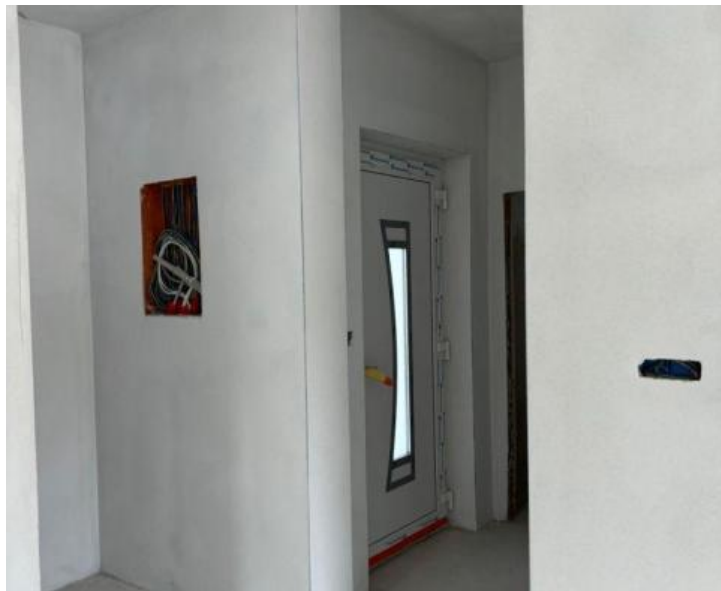
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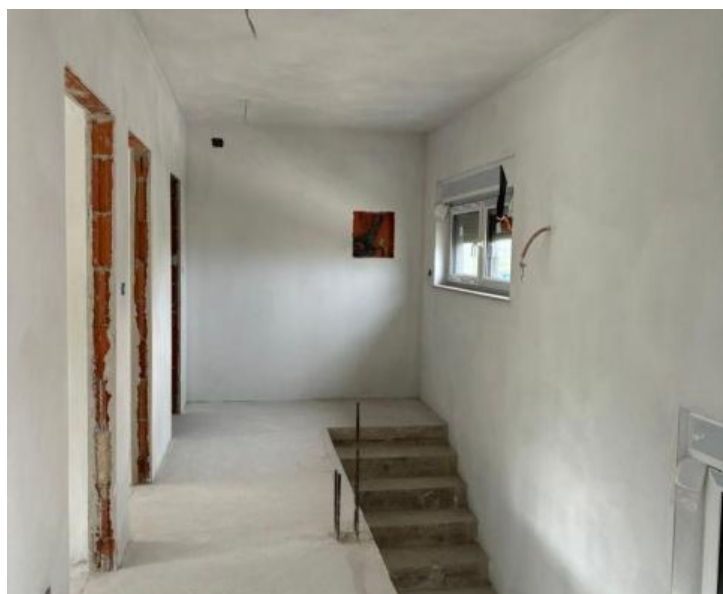
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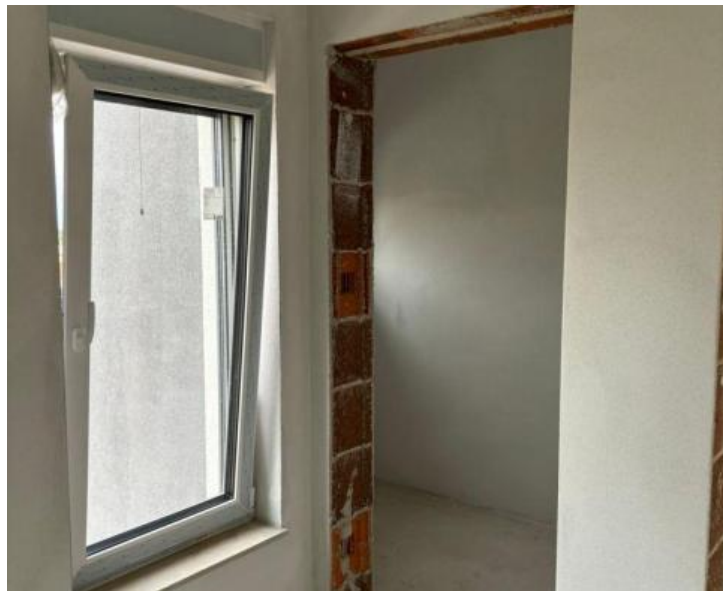
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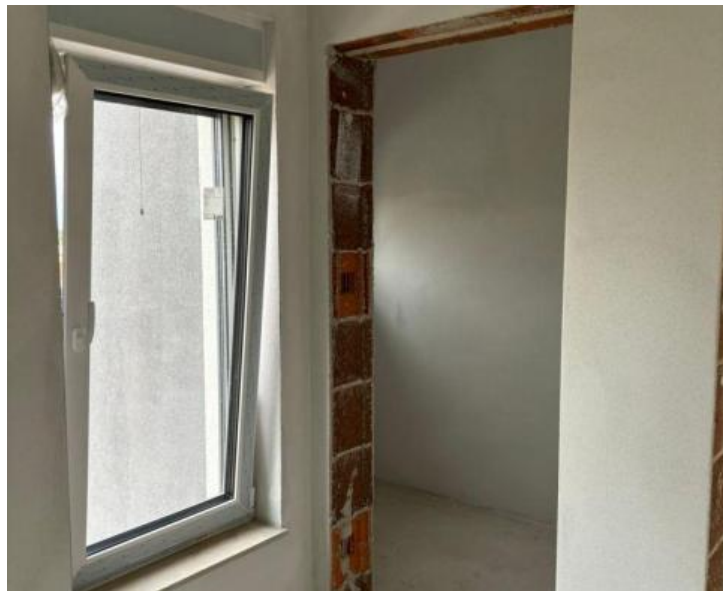
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