

Villa

Labin, Istria



Ref	RE-U-35576
Type	Villa
Region	Istria > Rabac-Labin
Location	Labin
Front line	No
Sea view	No
Distance to sea	9000 m
Floorspace	185 sqm
Plot size	1396 sqm
No. of bedrooms	3
No. of bathrooms	4
Price	€ 550 000

House with Swimming Pool and Panoramic Views in the Labin Area!

Nestled on the southeastern coast of Istria, where lush green hills meet the sea, lies a remarkable area combining natural beauty and rich heritage. The towns of Labin and Rabac, though close in proximity, offer distinct yet complementary experiences. Labin, perched on a 320-meter-high hill just 4 kilometers from Rabac's pristine white pebble beaches, is a captivating blend of history, art, and modernity.

In the peaceful surroundings of Labin, this exquisite house with a swimming pool and panoramic views of verdant landscapes is now for sale. Designed to harmonize tradition and contemporary living, the house showcases refined elegance and exceptional functionality, meeting the highest aesthetic and practical standards.

The property offers a net living area of 129.10 m² spread across two floors:

- **Ground Floor:** Features a spacious open-concept living area, combining a living room, dining room, and kitchen with direct access to a large covered terrace. This floor also includes a bedroom with an en-suite bathroom, a hallway, a guest toilet, and a storage room.
- **First Floor:** Accessible via an internal staircase, it comprises two bedrooms, each with a private bathroom, and a terrace covered by a pergola.

The meticulously landscaped and fenced garden of 1396 sq.m. is a serene oasis, featuring a 32 m² swimming pool with a sun deck and designated parking spaces. Every detail of the outdoor space has been thoughtfully designed to nourish the eyes, soul, and body.

This property, perfectly integrated into its natural surroundings, is ideal for family living or as a lucrative investment for tourist rentals. Currently under construction, the house is being sold on a turnkey basis, including the first phase of underfloor heating.

Important Details:

- The seller is a legal entity.
- The listed price does not include VAT.

This is a rare opportunity to own a home that blends luxury, comfort, and breathtaking scenery.

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:
2973 €

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:
4347 €

Median price/m² of this type
in Croatia:
3857 €

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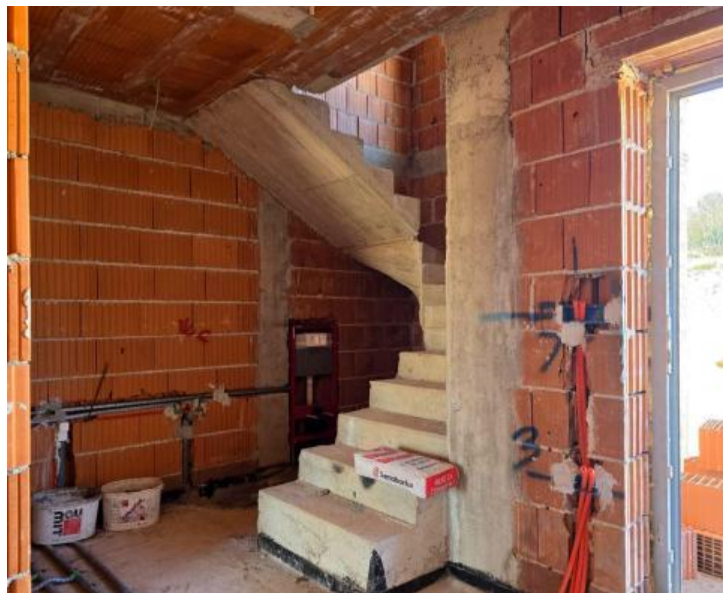
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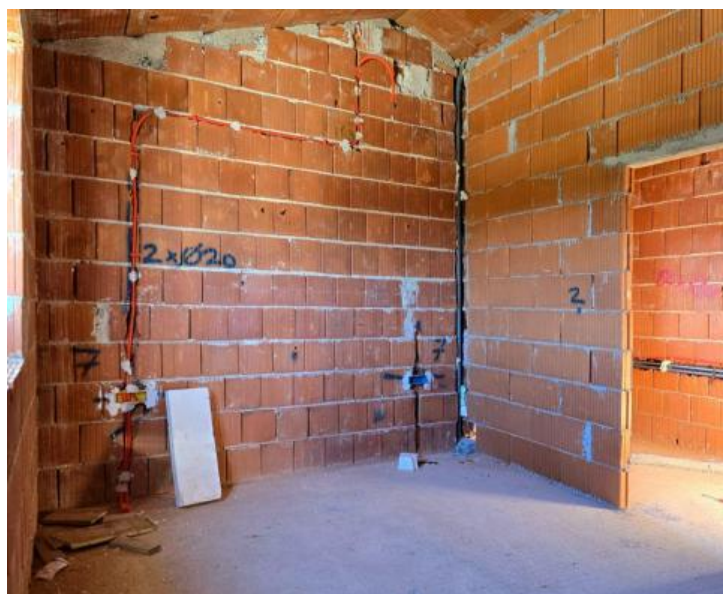
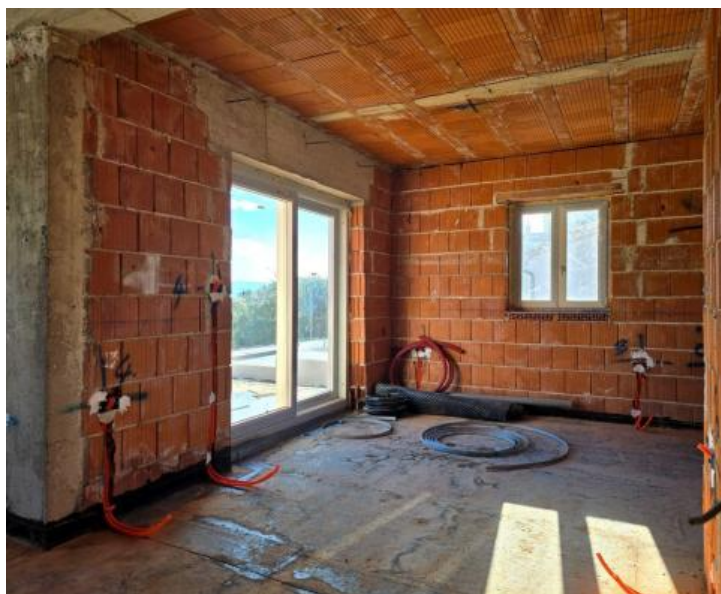
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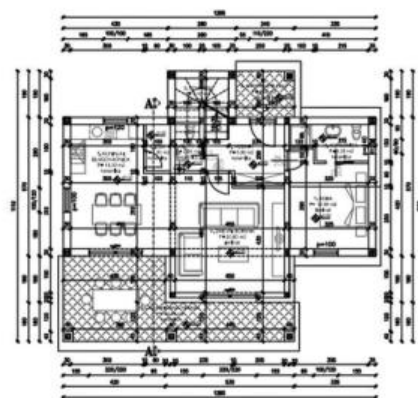
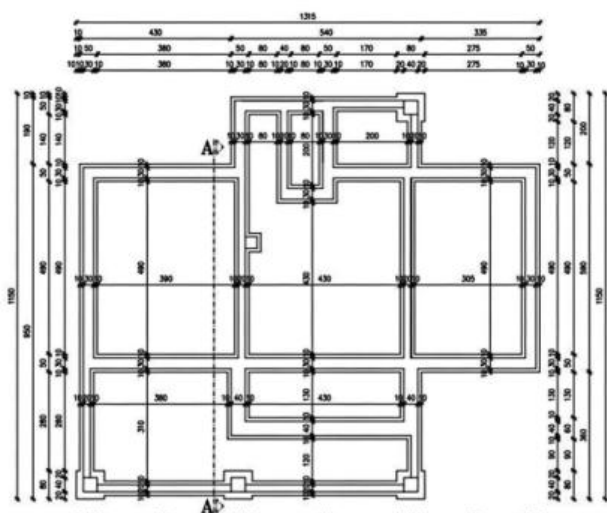
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SPECIFIKACIJA POVRŠI

Prizemlje

- | | |
|--------------------|-----|
| 1. HODNIK | P=8 |
| 2. WC | P=2 |
| 3. STUBIŠTE | P=2 |
| 4. DNEVNE BORAVAK | P=2 |
| 5. KLUPA NA TERASI | P=1 |
| 6. KUHINJA | P=1 |
| 7. SOBA | P=1 |
| 8. KUPAONICA | P=1 |
| 9. KUHINJA | P=1 |

- | | |
|-----------------------|-------------------|
| 10. KUHINJA (KUHINJA) | P=4.40 x 0.2 x 1 |
| 11. KUHINJA (KUHINJA) | P=22.50 x 0.2 x 1 |
| 12. KUHINJA (KUHINJA) | P=1 |

PRIZEMJE NETTO P=9

PRIZEMJE BRUTTO P=9

po stariju = 1

Sveukupno

SVEUKUPNO NETTO

PRIZEMJE NETTO P=9.00 m2

1. KAT NETTO P=10.00 m2

SVEUKUPNO BRUTTO (po stariju)

PRIZEMJE BRUTTO P=9.00 m2

1. KAT BRUTTO P=10.00 m2

SVEUKUPNO BRUTTO (po stariju)

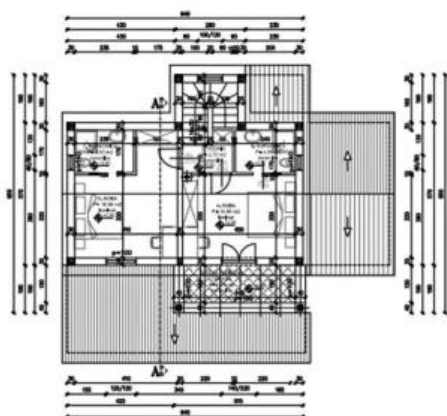
PRIZEMJE BRUTTO P=9.00 m2

1. KAT BRUTTO P=10.00 m2

SVEUKUPNO BRUTTO P=19.00 m2

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SPECIFIKACIJA POVR

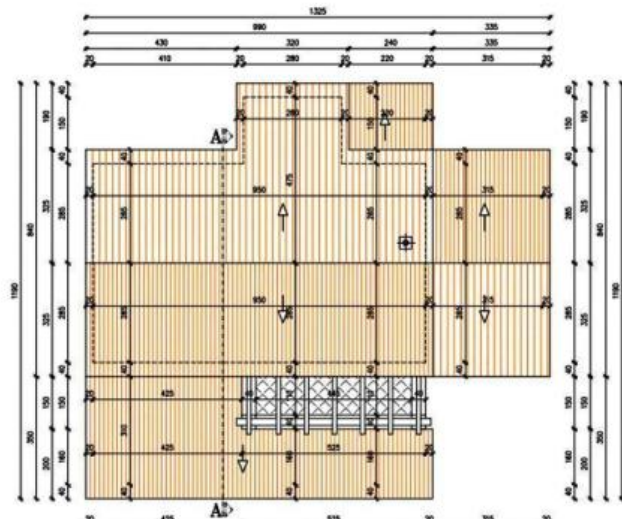
1. Kat

1. HODNIK
2. SOBA
3. KUHINJA
4. SOBA
5. SUKOBENICA

SUKOBENICA TERASA - PRISTIG	
1. KAT NETTO	
1. KAT BRUTO	174.00 m ²
	(po osnovu 174.00 m ²)

Sveukupno

SVEUKUPNO NETTO	174.00 m ²
PRISTIG BRUTO	174.00 m ²
1. KAT BRUTO	174.00 m ²
	(po osnovu 174.00 m ²)
SVEUKUPNO BRUTO (sa stazom)	191.00 m ²
PRISTIG BRUTO	191.00 m ²
1. KAT BRUTO	191.00 m ²
	(po osnovu 191.00 m ²)



PRESJE M 1:1

ISTRUKCIJA NA TERENU



ISTRUKCIJA NA TERENU



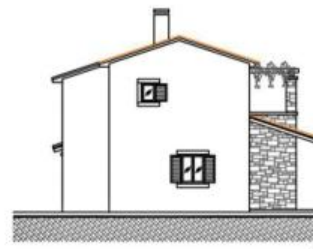
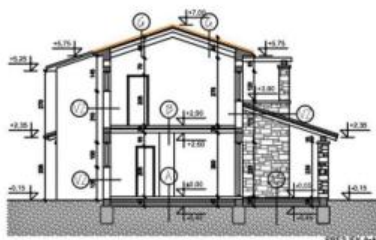
UKATNA KONSTRUKCIJA



SI KROV - KANALICE

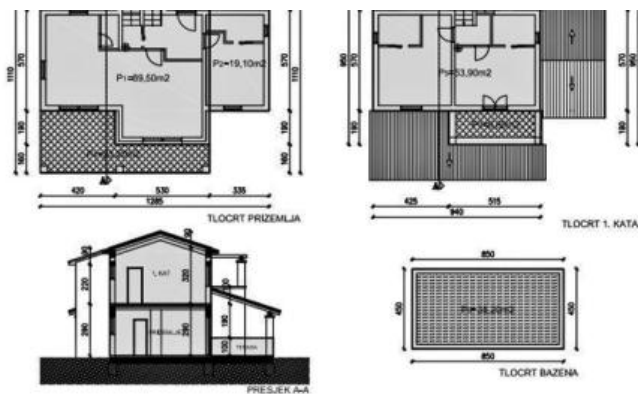
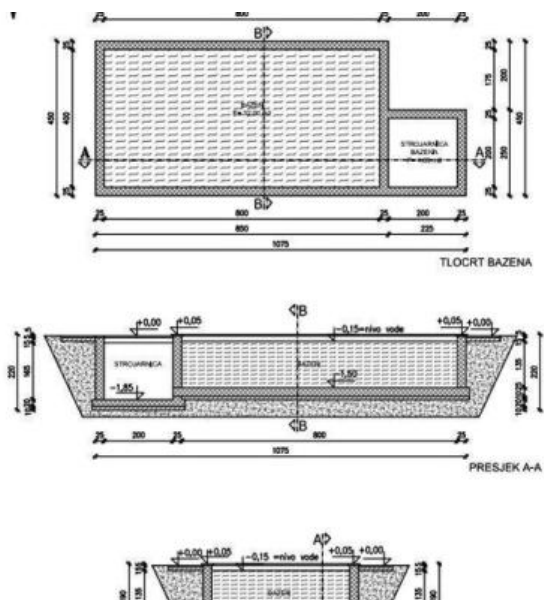


VANJSKI ZID



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BRUTTO VOLUMEN

$$V = V_1 + V_2 + V_3 + V_4 + V_5 + V_6 + V_7 + V_8$$

$$V_1 = P_1 \times H_1 \times K_1 = 69,50 \times 2,90 \times 1,00 = 201,50 \text{ m}^3$$

$$V_2 = P_2 \times H_2 \times K_2 = 19,10 \times (2,80 + 0,90/2) \times 1,00 = 62,10 \text{ m}^3$$

$$V_3 = P_3 \times H_3 \times K_3 = 4,60 \times 1,00 \times 1,00 = 4,60 \text{ m}^3$$

$$V_4 = P_4 \times H_4 \times K_4 = 23,20 \times 1,00 \times 1,00 = 23,20 \text{ m}^3$$

$$V_5 = P_5 \times H_5 \times K_5 = 53,90 \times (3,20 + 0,90/2) \times 1,00 = 196,70 \text{ m}^3$$

$$V_6 = P_6 \times H_6 \times K_6 = 5,30 \times (2,20 + 0,90/2) \times 1,00 = 14,00 \text{ m}^3$$

$$V_7 = P_7 \times H_7 \times K_7 = 9,80 \times 1,00 \times 1,00 = 9,80 \text{ m}^3$$