

Villa

Labin, Istria



Ref	RE-U-36531
Type	Villa
Region	Istria > Rabac-Labin
Location	Labin
Front line	No
Sea view	No
Distance to sea	7500 m
Floorspace	140 sqm
Plot size	1200 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 350 000

House with Pool for Sale in the Suburbs of Labin, cca. 7,5 km from the Sea!

Located in a peaceful suburban setting near the town of Labin, this charming house offers tranquility away from the noise and crowds while remaining close to shopping, cultural, educational, and recreational facilities. Total area is 140 sq.m. Land plot is 1200 sq.m.

Property Features

This timelessly designed home showcases the beauty of simple yet elegant architecture. Designed as a single-story residence, it features a tastefully decorated and well-equipped living space focused on comfort and functionality. The bright, airy interior maximizes natural light and warmth throughout the day, providing a welcoming atmosphere.

- **Interior Layout:**

- Spacious living room.
- Open-concept kitchen and dining area with access to a covered terrace.
- Three comfortable bedrooms.
- Two modern bathrooms.
- A dedicated sauna room.
- Attached garage.

- **Outdoor Space:**

- Landscaped and fenced yard for privacy and ambiance.
- Swimming pool (38 m²) with sun deck.
- Lounge area covered with a pergola for outdoor relaxation.

Why Choose This Property?

The excellent location, combined with the functional layout of the interior and exterior, makes this property ideal for:

- **Comfortable family living** with all the amenities you need.
- **Investment potential** for a profitable tourism rental business.

Villa

Labin, Istria



Contact us today to schedule a viewing of this beautiful property near Labin.

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:
2500 €

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:
4349 €

Median price/m² of this type
in Croatia:
3861 €

Villa

Labin, Istria



Villa

Labin, Istria



Villa

Labin, Istria



Villa

Labin, Istria



Villa

Labin, Istria



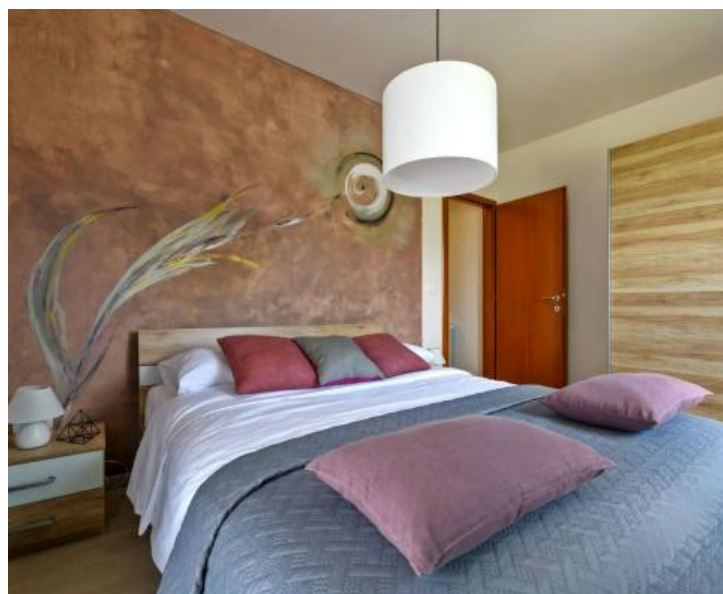
Villa

Labin, Istria



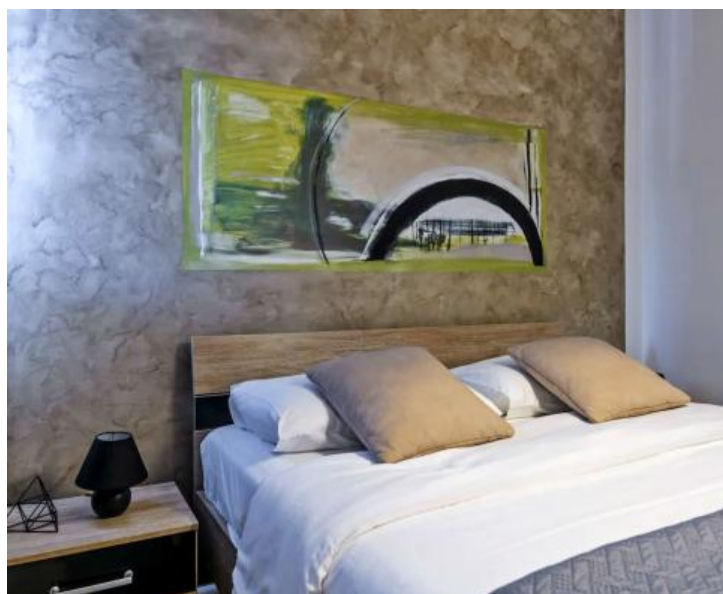
Villa

Labin, Istria



Villa

Labin, Istria



Villa

Labin, Istria



Villa

Labin, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com