

Villa

Labin, Istria



Ref	RE-U-36791
Type	Villa
Region	Istria › Rabac-Labin
Location	Labin
Front line	No
Sea view	No
Floorspace	175 sqm
Plot size	410 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 490 000

On the southeastern coast of Istria, where rolling green hills meet the sea and nature blends seamlessly with heritage, lie two charming towns of similar size yet distinct, complementary character—Labin and Rabac.

Perched on a hill 320 meters above sea level, just five kilometers from the white pebble beaches of Rabac, the picturesque town of Labin boasts a rich history deeply intertwined with mining, which has left a lasting mark on the region. Once briefly declared an independent republic, Labin today is a fascinating fusion of contradictions—where the old meets the new, history intertwines with the present, and tourism blends harmoniously with art.

Just a short distance from Labin, a beautifully renovated house of 175 sq.m. on a land plot of 410 sq.m. with a swimming pool is now available for sale.

Spanning three levels—basement, ground floor, and first floor—the property offers a well-thought-out layout designed for comfort and functionality.

The basement features a kitchen with a fireplace, a storage room, and an additional utility space.

The ground floor includes a spacious living room, dining area, and kitchen with direct access to a pergola-covered terrace, along with a bedroom with an en-suite bathroom, a separate WC, and a storage room.

The first floor houses two bedrooms, each with its own bathroom and access to a terrace, providing breathtaking views.

Climate control is ensured by air conditioning and electric underfloor heating, enhancing comfort throughout the year. The fully fenced outdoor area includes a 23 m² swimming pool with a sunbathing deck, as well as a 28 m² auxiliary building, currently used for storage but offering the potential to be transformed into a wellness and fitness area or a studio apartment.

This fully furnished and equipped property is ready for immediate use, making it an excellent choice for both family living and a lucrative investment for tourist rent.

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:
2800 €

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:
4354 €

Median price/m² of this type
in Croatia:
3869 €

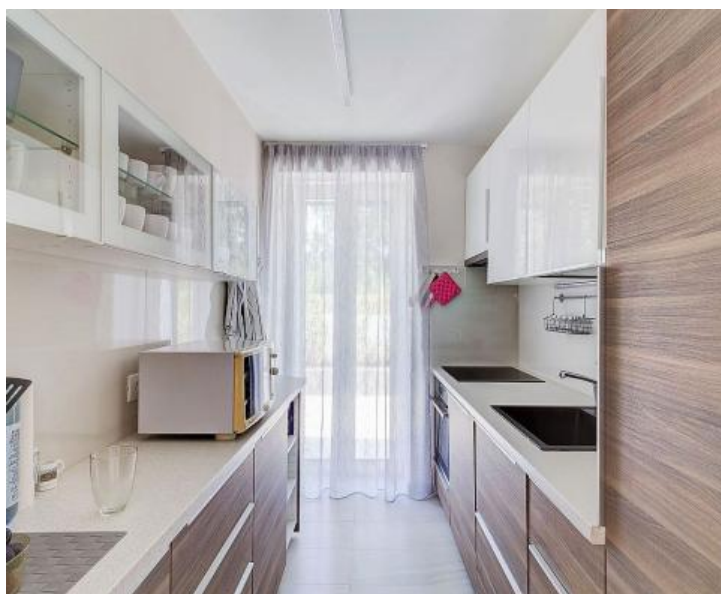
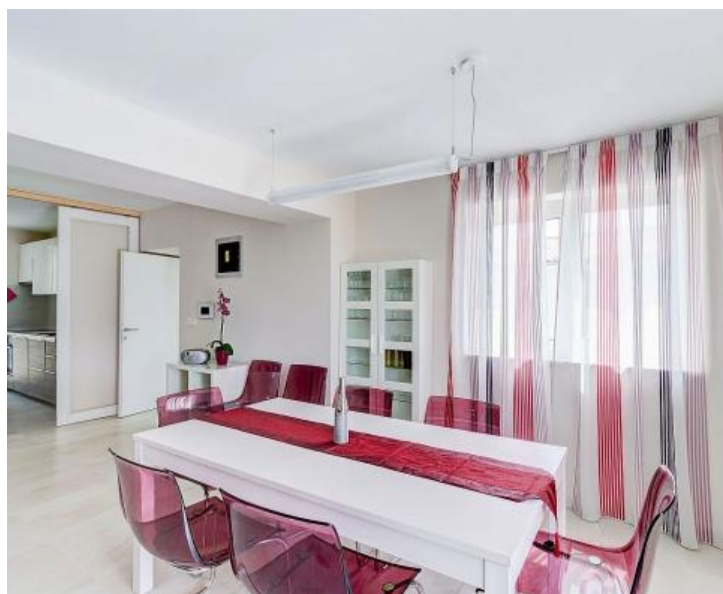
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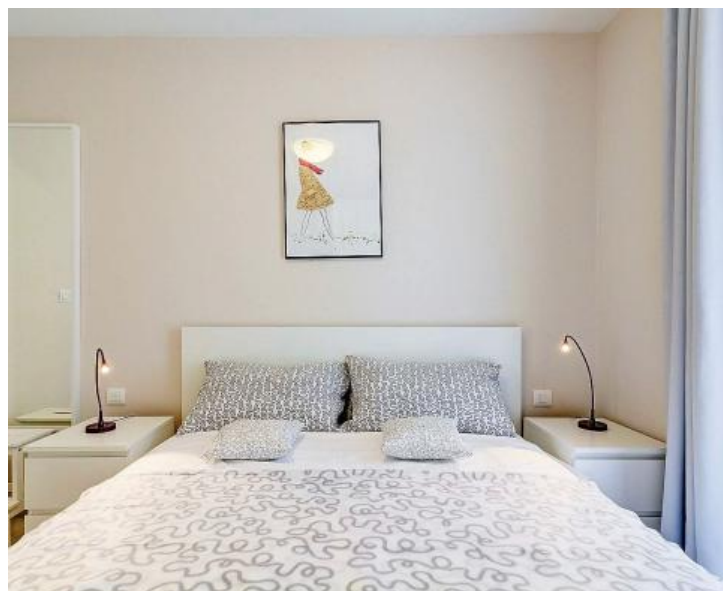
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