

Villa

Labin, Istria



Ref	RE-U-37126
Type	Villa
Region	Istria > Rabac-Labin
Location	Labin
Front line	No
Sea view	No
Distance to sea	9000 m
Floorspace	160 sqm
Plot size	1038 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 400 000

House with Pool in the Labin Area, cca. 9 km From the Sea!

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

Perched on a hill 320 meters above sea level, the picturesque town of Labin is just five kilometers from Rabac's stunning white pebble beaches. With a rich history shaped by mining and even a brief period as an independent republic, Labin is a fascinating blend of contrasts—old and new, history and modernity, tourism and art.

Just outside Labin, a beautiful house with a swimming pool is available for sale. Nestled in a peaceful neighborhood surrounded by nature, family homes, and holiday retreats, the property strikes the perfect balance between rural tranquility and proximity to urban conveniences.

Total area is 160 sq.m. Land plot is 1038 sq.m.

This elegant single-story home boasts a timeless architectural design and a well-thought-out interior layout. The open-concept living space seamlessly connects the living room, dining area, and kitchen, with direct access to a covered terrace. The house features three bedrooms, each with its own en-suite bathroom, a guest toilet, and a storage room.

Comfort is ensured with air conditioning for heating and cooling, while the first phase of underfloor heating installation has already been completed. The landscaped yard is adorned with greenery, and a 32 m² swimming pool with a sun deck offers complete relaxation.

Thanks to its prime location, this property is an excellent choice for a family home or a lucrative investment for tourist rentals.

The listed price applies to the turnkey phase, with construction expected to be completed and the property ready for handover in spring 2024.

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:
3146 €

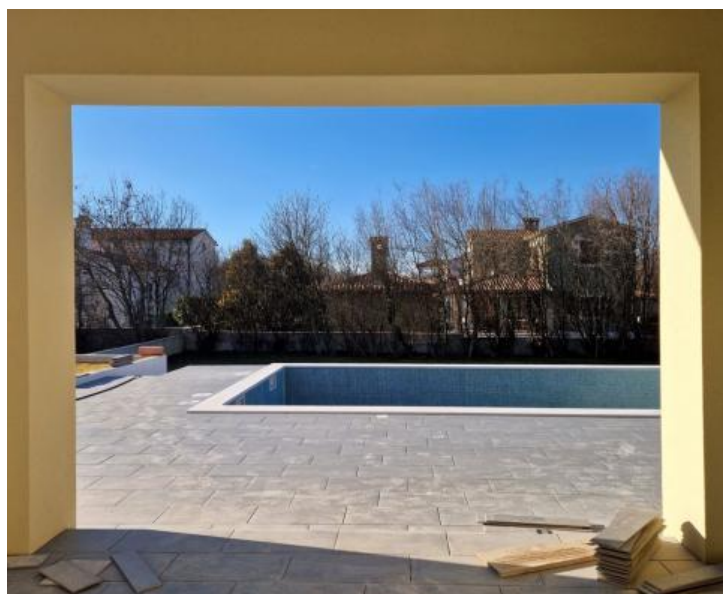
Median price/m² of this type
in this region:
3135 €

Average price/m² of this type
in Croatia:
4353 €

Median price/m² of this type
in Croatia:
3865 €

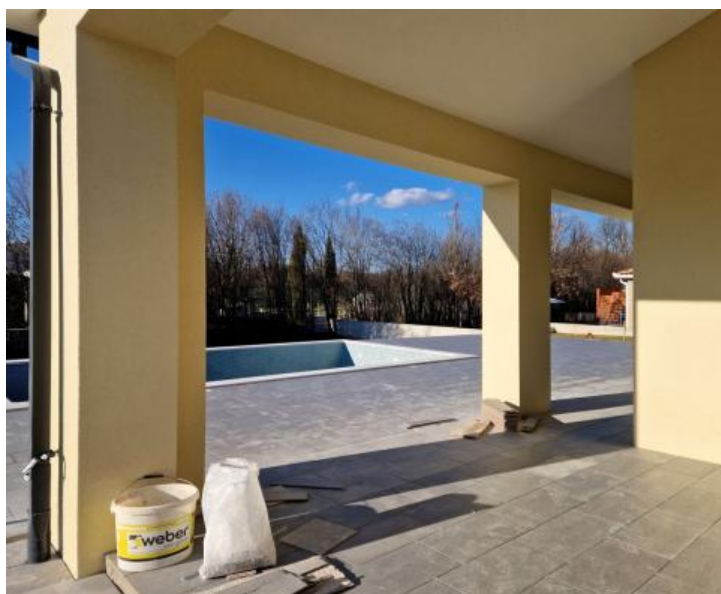
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