

Villa

Labin, Istria



Ref	RE-U-37306
Type	Villa
Region	Istria > Rabac-Labin
Location	Labin
Front line	No
Sea view	No
Distance to sea	8000 m
Floorspace	148 sqm
Plot size	917 sqm

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No. of bedrooms	3
No. of bathrooms	3
Price	€ 465 000

House with a Pool in a Peaceful Neighborhood, 8 km from the Sea

On the southeastern coast of Istria, where lush green hills meet the Adriatic Sea, lies a unique area where nature and heritage intertwine. Here, two charming towns of similar size, yet with distinct and complementary characteristics, stand side by side – Labin and Rabac.

The picturesque town of Labin sits atop a 320-meter-high hill, just four kilometers from the stunning white pebble beaches of Rabac. With a rich history deeply rooted in mining, Labin was once briefly declared an independent republic. Today, it is a fascinating blend of contradictions—where old meets new, history coexists with the present, and tourism thrives alongside art and culture.

Property Overview

In the peaceful surroundings of Labin, this elegant house of 148 sq.m. on a land plot of 917 sq.m. with a pool is now available for sale.

Beyond its prime location, the property boasts a timeless architectural design and a well-planned interior layout. The living space is thoughtfully divided into two main sections: a daytime area and a sleeping area.

- **Ground Floor:** Features an open-concept living room, dining area, and kitchen with direct access to a covered terrace, along with a storage room and a guest toilet.
- **Upper Floor:** Houses three spacious bedrooms, each with its own en-suite bathroom, and a hallway leading to a terrace that offers a panoramic view of the surrounding landscape.

For heating and cooling, the house is equipped with air conditioning units and a wood/pellet stove in the living area. The beautifully landscaped outdoor space is enhanced by a swimming pool with a sunbathing area, creating the perfect spot for relaxation.

This property, located in a tranquil neighborhood, presents an ideal opportunity for a peaceful family lifestyle or as an investment for tourist rentals.

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:
3142 €

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

Median price/m² of this type
in this region:
3121 €

Average price/m² of this type
in Croatia:
4343 €

Median price/m² of this type
in Croatia:
3846 €

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