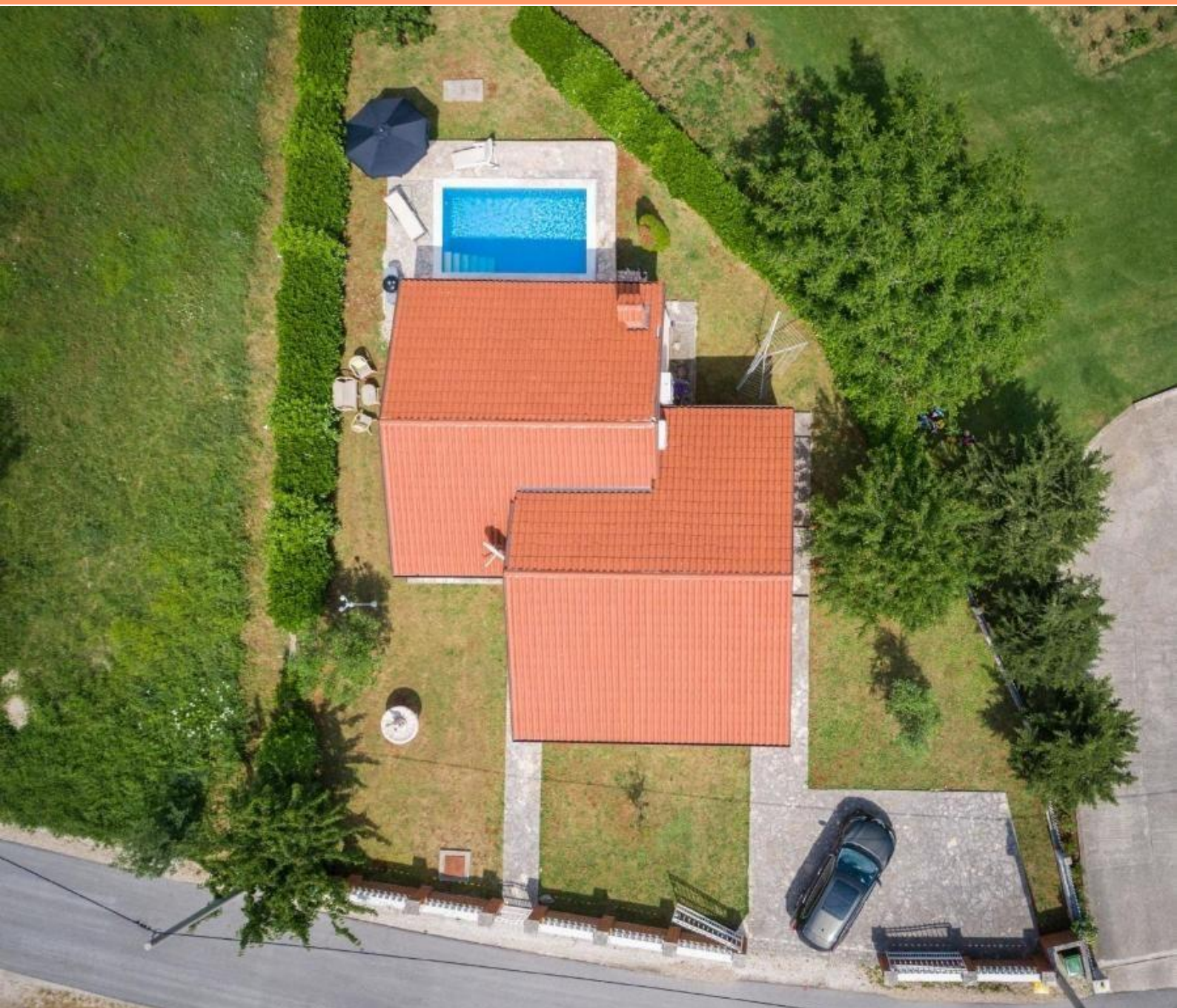


Villa

Labin, Istria



Ref
Type
Region
Location
Front line
Sea view

RE-U-37615
Villa
Istria > Rabac-Labin
Labin
No
No

Villa

Labin, Istria



Distance to sea	5000 m
Floorspace	90 sqm
Plot size	645 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 329 000

Ground Floor Home with Swimming Pool Near the City Center - Great Opportunity 5 km From the Sea in Labin Area!

Located on the southeastern coast of Istria, where lush green hills meet the sea and nature blends with rich heritage, you'll find the charming towns of Labin and Rabac. Just five kilometers from the white pebble beaches of Rabac, the historic hilltop town of Labin stands 320 meters above sea level. Once briefly an independent republic, Labin is now a fascinating blend of old and new, history and modernity, tourism and art.

For sale is a beautiful detached charming villa with a 90 m² swimming pool, situated in a peaceful and small community near the center of Labin.

The property sits on a 645 m² land plot with a beautifully landscaped and fenced garden.

The house features a kitchen with a dining area, a spacious living room, three bedrooms, and two bathrooms. The living room opens onto a covered terrace, offering a comfortable space for relaxation and enjoyment.

The outdoor area includes a swimming pool with a sun deck and a parking lot with multiple spaces.

The house is equipped with air conditioning, and there is also a fireplace in the living room for additional heating.

This property is an excellent opportunity for either a well-established tourist rental or a comfortable family home. Contact us for more details or to arrange a viewing!

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:
3656 €

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 €

Villa

Labin, Istria



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