

# House

Labin, Istria



<b>Ref</b>	RE-U-38229
<b>Type</b>	House
<b>Region</b>	Istria > Rabac-Labin
<b>Location</b>	Labin
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	2000 m
<b>Floorspace</b>	140 sqm
<b>Plot size</b>	45 sqm

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<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 350 000

Beautiful newly renovated Istrian stone house with stunning sea views near Labin, 2 km from the sea!

We are offering a gorgeous, newly renovated Istrian stone house with breathtaking sea views, located in the picturesque surroundings of Labin.

The house spans three levels—ground floor and two upper floors—with a total area of 140 m<sup>2</sup>.

On the ground floor, you will find a fully equipped kitchen, a spacious living room, a bathroom with a separate toilet, and a storage room. The first floor features a comfortable bedroom with two terraces, both offering spectacular sea views. The second floor includes another bedroom, a bathroom, and a terrace, all boasting equally stunning views.

Completely renovated and modernized, the house retains its authentic Istrian charm, blending traditional aesthetics with contemporary comfort and functionality. It is equipped with air conditioning in all rooms and the living area, while a wood-burning stove adds warmth and a cozy ambiance.

The property includes two private parking spaces and a small courtyard, perfect for enjoying the fresh air.

Located just 2 kilometers from the nearest beach, this home offers panoramic views from its terraces and balconies, overlooking the sea, nearby islands, lush greenery, and the unspoiled nature surrounding this idyllic location.

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.

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Price per m<sup>2</sup>:  
2500 €

Average price/m<sup>2</sup> of this type  
in this region:  
2321 €

Median price/m<sup>2</sup> of this type  
in this region:  
2176 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2884 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2591 €

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