

Villa

Labin, Istria



Ref	RE-U-38498
Type	Villa
Region	Istria > Rabac-Labin
Location	Labin
Front line	No
Sea view	No
Distance to sea	10000 m
Floorspace	107 sqm
Plot size	853 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 385 000

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Just minutes from the center of Labin and only 10 kilometers from the sea, this newly built single-storey villa with a private pool offers a perfect blend of traditional charm and modern energy-efficient living. Currently in the final phase of construction, the property will be delivered fully finished, including a beautifully landscaped Mediterranean-style garden.

Spanning 107.75 m² of interior space, the home includes two comfortable bedrooms and two bathrooms. The open-concept layout seamlessly connects the kitchen, dining area, and living room, creating a bright and inviting living space. Designed with both comfort and style in mind, the home features underfloor heating in the bathrooms, a wood-burning fireplace in the living room for added warmth and ambiance, and a modern heat pump system for year-round heating and cooling.

Adding to its value, the house will be energy independent thanks to the installation of solar panels for electricity production—an ideal solution for sustainable living. In the center of the large fenced yard, a 32 m² swimming pool with a stylish sunbathing area will offer the perfect retreat for enjoying long summer days.

Whether you're searching for a peaceful year-round residence or a rental investment near the Istrian coast, this property is an exceptional opportunity. With traditional architecture, modern systems, and a fantastic location close to the sea and town, it's a home designed for comfort, relaxation, and long-term value.

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:
3598 €

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:
4349 €

Median price/m² of this type
in Croatia:
3855 €

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