

# House

## Labin, Istria



<b>Ref</b>	RE-U-25207
<b>Type</b>	House
<b>Region</b>	Istria › Rabac-Labin
<b>Location</b>	Labin
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	6000 m
<b>Floorspace</b>	167 sqm
<b>Plot size</b>	1900 sqm

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<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 470 000

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House in Labin area on a spacious terrain of 1900 sq.m., cca. 6 km from the sea.  
House of 167 sq.m. was built in 2021.

This realty is situated in a tranquil setting, far enough from the hustle and bustle, yet close to all shopping, cultural, educational, and recreational amenities. The one-kilometer distance to the city center ensures complete comfort, while the quality of construction guarantees long-term satisfaction and quality of living.

The house, with its timeless design, unveils the beauty of simple exterior architecture. It is defined as a one-story structure, consisting of a tastefully decorated and well-equipped living unit with an emphasis on comfort. The functional, airy living space with an abundance of natural light and warmth throughout the day is clearly defined and maximally utilized.

It comprises an open-concept area that combines the kitchen, dining room, and living room with access to a covered terrace, three bedrooms, a bathroom, a guest toilet, a storage room, and a utility room. Heating and cooling of the house are provided by air conditioning and central heating through a pellet stove.

The yard is fenced and well-maintained, offering various options for further customization in line with personal preferences.

This property in an excellent location represents an exceptional opportunity for comfortable family life and investment in the tourism business through rental.

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>:  
2814 €

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:  
2589 €



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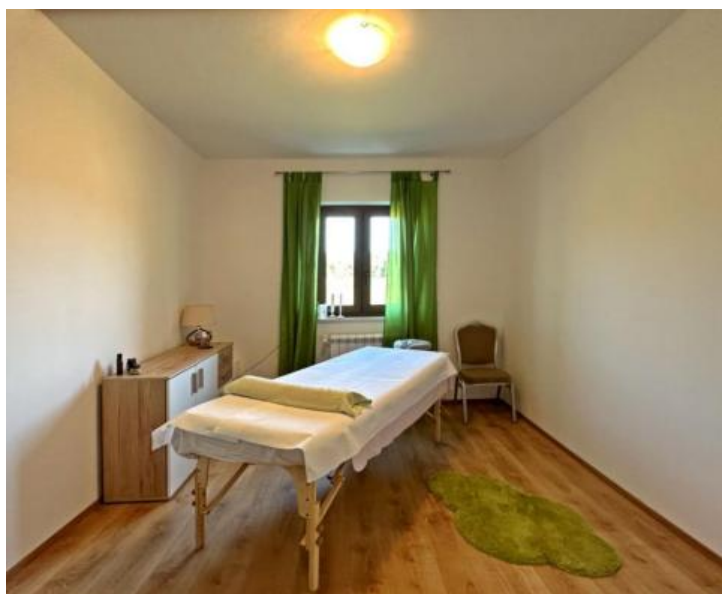
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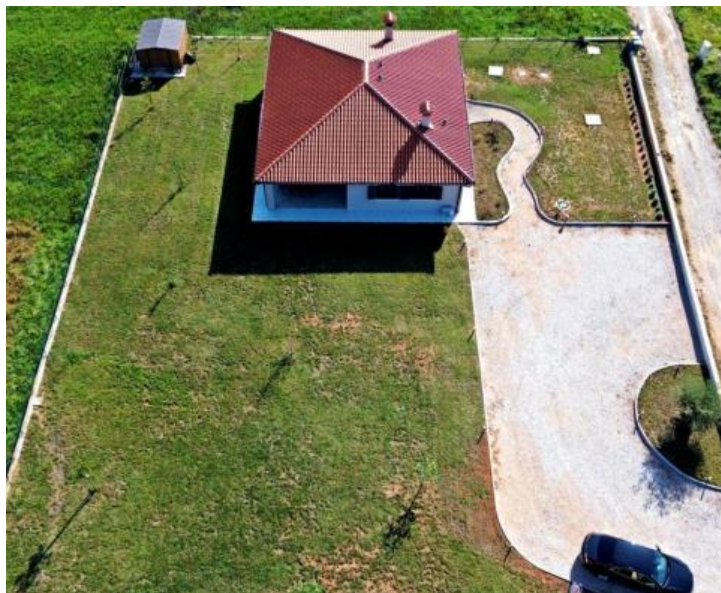
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