

# House

## Labin, Istria



<b>Ref</b>	RE-U-27810
<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>	9000 m
<b>Floorspace</b>	166 sqm
<b>Plot size</b>	246 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 400 000

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House of modern design with garage in Rabac area, 9 km from the sea!  
Total area is 167 sqm, land plot is 246 sq.m.

Situated not far from the town of Labin, this contemporary-designed house, complete with a garage, is currently available for sale. Surrounded by nature, family residences, and vacation homes, the property strikes an ideal balance between rustic tranquility and proximity to urban conveniences. Beyond its convenient location, the property stands out for its impeccable construction quality and modern design, characterized by a clean geometric form and well-defined lines throughout both its exterior and interior spaces.

Configured as a single residential unit spanning two floors - the ground floor and the first floor - the house boasts an open-concept ground floor encompassing the kitchen, dining room, and living room, leading out to a covered terrace. Additionally, the ground floor features a guest toilet and a technical room, complemented by a spacious two-car garage. The first floor comprises two bedrooms, each with its private bathroom, and one of the rooms includes its own terrace.

The landscaped and horticulturally adorned yard is securely fenced. The property's prime location, structural design, and overall comfort position it as an excellent prospect for tranquil family living and also as a lucrative investment for potential tourist rentals. The listed price corresponds to the turnkey phase, inclusive of installed sanitary ware and a kitchen equipped with appliances.

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>:  
2410 €

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 €



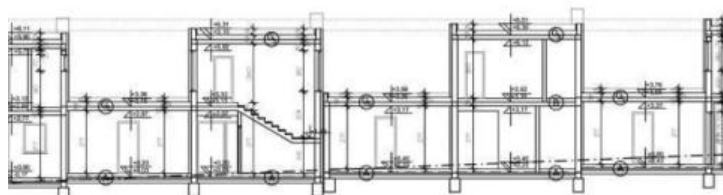
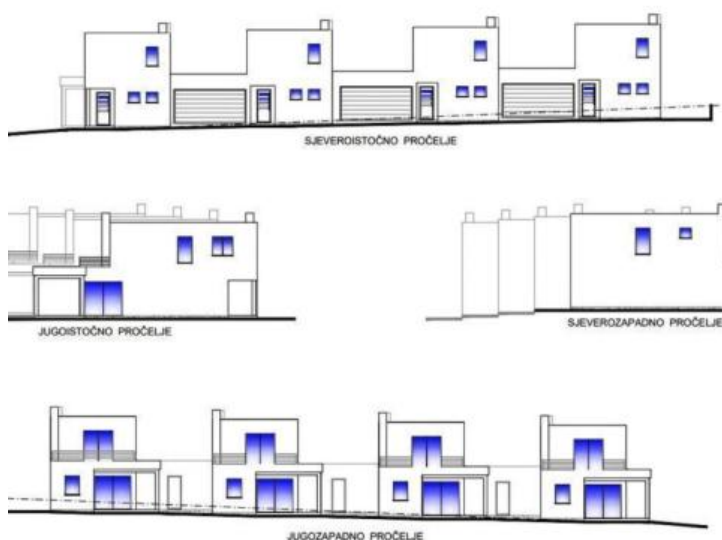
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