

Villa

Labin, Istria



Ref	RE-U-32926
Type	Villa
Region	Istria > Rabac-Labin
Location	Labin
Front line	No
Sea view	No
Distance to sea	4950 m
Floorspace	189 sqm
Plot size	779 sqm

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No. of bedrooms	5
No. of bathrooms	3
Price	€ 549 000

Discounted!

Old price was 690 000 eur! New price is 585 000 eur!

Spacious modern house with swimming pool in Labin area, cca. 5 km from the sea!
Total surface is 198 sq.m. Land plot is 779 sq.m.

On the southeastern coast of Istria, where green hills meet the sea and nature blends with heritage, you'll find the towns of Labin and Rabac. These two neighboring towns are similar in size but offer different, yet complementary, experiences. Labin, perched on a 320-meter-high hill just five kilometers from Rabac's white pebble beaches, is a town steeped in history and mining. Once briefly an independent republic, Labin is now a captivating blend of the old and new, history and modernity, tourism and art.

Near the town of Labin, a spacious modern house with a swimming pool is available for sale. Located in a peaceful area surrounded by family homes and holiday residences on the edge of a development zone, the house offers serene views of the surrounding greenery.

The property is distinguished by its high-quality construction and contemporary design.

The living space is well-defined and efficiently utilized, featuring two separate residential units.

The larger unit comprises an open-plan living area with a kitchen, dining room, and living room that seamlessly connects to the outdoor space through glass walls, three bedrooms, two bathrooms, and a storage room. The smaller unit also has an open-plan living area with a kitchen, dining room, and living room with glass walls leading outside, along with two bedrooms and a bathroom. The house is equipped with underfloor heating via a heat pump and air conditioning for optimal temperature control.

Outside, there is a 27 m² swimming pool with a paved sunbathing area and two parking spaces within the fenced and landscaped garden. The property also includes a one-third ownership share of a nearby children's playground and additional guest parking.

The listed price covers the property in a turnkey phase, with the option to purchase the house fully equipped and furnished.

Given its prime location, this property is ideal for family living or as a lucrative investment for tourism rentals.

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.

Property advantages:

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Swimming pool
Storage
Floor heating
Garden
Urbanized
Modern

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Price per m²:
2.905 €

Average price/m² of this type
in this region:
3.206 €

Median price/m² of this type
in this region:
3.298 €

Average price/m² of this type
in Croatia:
4.567 €

Median price/m² of this type
in Croatia:
3.950 €

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