

House

Labin, Istria



Ref	RE-U-33615
Type	House
Region	Istria › Rabac-Labin
Location	Labin
Front line	No
Sea view	No
Floorspace	157 sqm
Plot size	870 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 510 000

In the eastern part of Istria, a mere three kilometers from the sea, lies the medieval town of Labin, a place steeped in rich history and cultural heritage. Today, it is a haven for galleries and artists who live and create here year-round. The main town square will captivate you with its well-preserved 16th-century loggia, from which the main city gates, St. Flora's Gate, originate. Above the gate, you'll find the Labin coat of arms and the Venetian lion, a symbol of Venice's rule. As you stroll through the town, you'll also discover a cannon from the Austrian era and a host of other intriguing details.

Not far from the center of Labin, just a 10-minute drive away, a newly built prefab house awaits its future owners.

This low-energy bungalow covers an area of 157.5 square meters and was constructed in May 2024, though it requires final finishing touches.

The installations for air conditioning have been prepared in both the living room and the two bedrooms. There is also provision for solar panels, with thermal-insulated triple-chamber PVC windows complete with mosquito nets and shutters.

The house features an open-plan kitchen and dining area, two bedrooms, each with its own private bathroom, a guest toilet, and a technical room. For heating and cooling, plans include three air conditioning units and a fireplace. The fireplace is located in the living room, while air conditioners are designated for the bedrooms and the living room.

From the living room, one steps out onto a covered terrace, which offers a stunning view of the surrounding natural beauty.

In front of the terrace, there is the option to build a pool measuring 10x4 meters, for which a building permit has already been granted. Then this house will become a perfect new villa.

The 870-square-meter land plot includes parking for three cars. The property is connected to the town's water supply and electricity, with an eco-septic system in place for waste disposal.

It has a paved access road, clear ownership, and no encumbrances, making it a fine investment for those seeking a peaceful life near the sea.

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 m²:
3248 €

Average price/m² of this type
in this region:
2308 €

Median price/m² of this type
in this region:
2123 €

Average price/m² of this type
in Croatia:
2893 €

Median price/m² of this type
in Croatia:
2571 €

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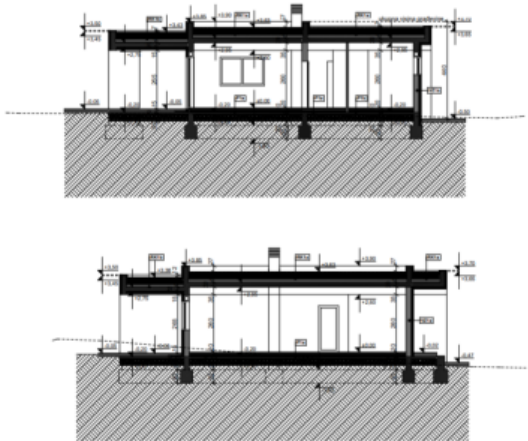
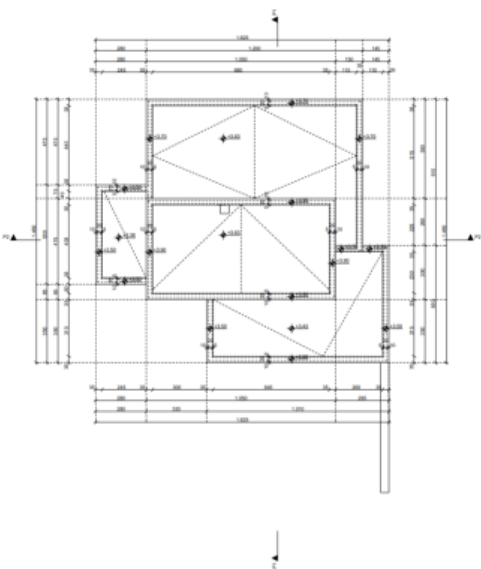
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Real Estate in Croatia



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