

House

Labin, Istria



Ref	RE-U-35453
Type	House
Region	Istria > Rabac-Labin
Location	Labin
Front line	No
Sea view	No
Distance to sea	6000 m
Floorspace	136 sqm
Plot size	250 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 460 000

Semi-Detached Homes for Sale in Labin - A Perfect Blend of Tradition and Modern Living!

On the southeast coast of Istria, where lush green hills meet the sea, lie **Labin** and **Rabac**—two neighboring towns with distinct yet complementary characters. Labin, perched 320 meters above sea level, is just 5 km from Rabac's white pebble beaches. Rich in history, particularly its mining heritage, Labin was once an independent republic and now thrives as a city where old meets new, blending history, art, and tourism.

In the heart of Labin, a newly built **semi-detached house of 136 m²** is available for sale on a **592 m² land plot**.

Each half of the property is sold separately, offering a similar layout and design across two floors:

Layout:

Ground Floor:

- Entrance hall
- Open-plan kitchen and dining area
- Living room
- Guest toilet
- Two storage rooms

First Floor:

- Three bedrooms
- Two bathrooms
- Laundry room
- Hallway

Each unit comes with a private **garden** of **150 m²** or **250 m²** (depending on the unit) and **two parking spaces**.

High-Quality Features:

- **Flooring:** Oak, three-layer parquet in all rooms; high-grade Italian porcelain tiles in bathrooms, toilets, storage rooms, and terraces
- **Sanitary Ware:** Top brands including **Olympia**, **Grohe**, and **Aquastil**
- **Staircase:** Oak treads, 4 cm thick
- **Climate Control:** Mitsubishi air conditioners (4 units per house)

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- **Hot Water:** Heat pump with a **250 L boiler**, pre-installed for solar panel connection
- **Windows & Doors:** High-quality PVC by **Deceuninck Elegant**, featuring triple-glazed sliding doors with motorized blinds
- **Facade:** 10 cm **Baumit ETICS** insulation system
- **Parking:** Paved with pre-installation for **electric vehicle chargers**

Ideal Location:

Situated within walking distance of Labin's city center and all essential amenities, this property is perfect for **family living** or as a **tourist rental** investment.

Don't miss this opportunity to own a home in this vibrant, historic coastal region!

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:
3382 €

Average price/m² of this type
in this region:
2167 €

Median price/m² of this type
in this region:
1875 €

Average price/m² of this type
in Croatia:
2879 €

Median price/m² of this type
in Croatia:
2563 €

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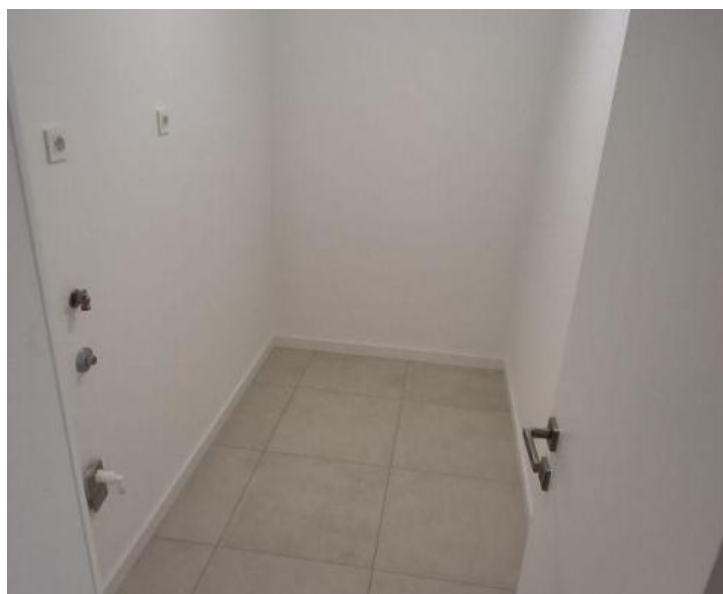
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