

Villa

Labin, Istria



Ref	RE-U-42823
Type	Villa
Region	Istria > Rabac-Labin
Location	Labin
Front line	No
Sea view	Yes
Distance to sea	2000 m
Floorspace	210 sqm
Plot size	778 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 720 000

Villa with a swimming pool and sea view, located just 2 km from Rabac.
The total living area is 210 m², set on a plot of 778 m².

The property is situated in a charming and peaceful village that offers an authentic experience of traditional Istrian life — a sense of privacy and tranquility away from the hustle and bustle, yet close to the sea and all urban amenities.

This comfortable house, partially clad in stone, blends harmoniously with the local architecture and landscape. It extends over two functional levels.

The ground floor includes a living room with access to a covered terrace, a kitchen with dining area, one bedroom, and a bathroom.

The upper floor features two bedrooms, each with its own bathroom, a hallway, and a terrace offering lovely views.

The landscaped and fully fenced garden is beautifully designed, complemented by a swimming pool with a sunbathing area and a hydromassage tub, creating a perfect outdoor retreat.

Its excellent location, together with the thoughtful layout of both interior and exterior spaces, makes this property an ideal choice for comfortable family living or as a smart investment for tourist 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.

Property advantages:

- Swimming pool
- Spa
- Garden
- Urbanized

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Price per m²:
3.429 €

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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