

Villa

Labin, Istria



Ref	RE-U-45427
Type	Villa
Region	Istria > Rabac-Labin
Location	Labin
Front line	No
Sea view	No
Distance to sea	7000 m
Floorspace	183 sqm
Plot size	4260 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 699 000

Villa of Unique Architecture with Swimming Pool on 4,260 m² Land for Sale in Kršan, Eastern Istria

A distinctive villa with a swimming pool and complete privacy is available for sale in the municipality of Kršan, located in the green landscape of eastern Istria, southwest of Učka Nature Park. This region is known for its rich cultural and historical heritage dating back to the 11th century, including landmarks such as Kršan Castle, the Church of St. George in Plomin with the famous Plomin Inscription, the western slopes of Učka, Kožljak Castle, and the charming town of Rabac, today a renowned seaside destination with crystal-clear waters and beautiful pebble beaches.

Situated in a picturesque village on the eastern coast of Istria, this elegant villa offers 183 m² of living space on an impressive private estate of 4,260 m², ensuring exceptional peace and full privacy. Surrounded by nature and greenery, the property represents an ideal retreat from urban life and a premium real estate opportunity in Istria.

The interior is designed with a harmonious blend of contemporary architecture and high-quality furnishings, complemented by carefully selected details that create a warm and inviting atmosphere. The open-plan living room seamlessly connects to a modern, fully equipped kitchen and dining area, forming a spacious and functional environment perfect for family gatherings or entertaining guests.

The sleeping area includes four comfortable bedrooms, each with its own private bathroom, ensuring maximum privacy for residents and visitors. An additional guest toilet enhances practicality. Five air conditioning units provide optimal cooling during the summer months, guaranteeing comfort throughout the year.

The outdoor area is designed for relaxation and enjoyment, featuring a 28 m² swimming pool with a sunbathing terrace, as well as an outdoor barbecue and covered dining terrace ideal for al fresco meals and social events. The expansive plot offers rare space and privacy, making this villa stand out on the Istrian real estate market.

The nearest beach is only 7 kilometers away, while the surrounding quiet roads are perfect for exploring the scenic Istrian hinterland. Thanks to its location, privacy, and quality construction, the villa is suitable as a luxury family residence, holiday home, or high-return investment property. The house holds a 4-star rental category and has been successfully used for tourist rental for years, generating stable and attractive income.

The listed price is expressed for legal entities, while private buyers are subject to partial VAT calculation.

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.

Villa

Labin, Istria



Property advantages:

Swimming pool

Urbanized

Modern

Villa

Labin, Istria



Price per m²:
3.820 €

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 €

Villa

Labin, Istria



Villa

Labin, Istria



Villa

Labin, Istria



Villa

Labin, Istria



Villa

Labin, Istria



Villa

Labin, Istria



Villa

Labin, Istria



Villa

Labin, Istria



Villa

Labin, Istria



Villa

Labin, Istria



Villa

Labin, Istria



Villa

Labin, Istria

