

# Villa

## Labin, Istria



<b>Ref</b>	RE-U-24366
<b>Type</b>	Villa
<b>Region</b>	Istria > Rabac-Labin
<b>Location</b>	Labin
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	9000 m
<b>Floorspace</b>	150 sqm
<b>Plot size</b>	320 sqm

Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)

# Villa

## Labin, Istria



<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 375 000

Modern semi-detached villa with a panoramic view in St.Bartul, Labin, cca.9 km from the sea!

The medieval town of Labin is located on a 320-meter high hill and only three kilometers from the sea, the tourist town of Rabac. His old name Albona was first mentioned in 285. Today it is a cultural and administrative center with highly developed tourism. The old town offers many attractive views of Rabac and the islands. Intertwined with rich history and mining that marked this region, Labin, which was declared an independent republic for a short time, is today a fascinating town of contradictions; old and new, history and present, tourism and art.

Not far from Rabac and Labin, in the settlement of Sv. Bartul, this nice, semi-detached, modern villa with a swimming pool and a beautiful view of the old town of Labin and the surrounding hills is for sale. Its living space of 150 m<sup>2</sup> is spread over the ground floor and first floor, thus creating a kitchen and living room with an open space concept, three bedrooms with their own bathrooms, a separate guest toilet, a recreation room and a storage room. From the master bedroom and the living room there is an exit to a spacious terrace that offers a spectacular view of the greenery and the old town of Labin. It should be noted that these two buildings are designed in such a way that they face opposite sides, which ensures complete privacy. High-quality aluminum carpentry and aluminum glass walls provide this villa with enough light and insulating protection. It also includes video surveillance, an alarm and air conditioners with a heating and cooling system. Floor heating - a heat pump is installed in all rooms.

The yard of this lovely villa extends over a plot of 330 m<sup>2</sup> with a slight slope. It is completely surrounded by its own fence, inside which we find a lot of greenery and planted plants with an automatic irrigation system, which makes a beautiful private oasis of peace. For refreshment on summer days, there is a beautiful swimming pool with a sunbathing area, and a fully equipped summer kitchen takes care of the gourmet part. Two parking spaces are provided for your tin pets.

Due to its location and fascinating view, this is an ideal investment opportunity to rent during the tourist season, but also for those who are looking for an ideal home, far from the city crowd, yet not far from all the amenities necessary for life.

The distance from the first beach is 9 km, and the center of Labin is 4 km.  
Completion of construction is in 2025.

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.

Price per m<sup>2</sup>:  
2500 €

Average price/m<sup>2</sup> of this type  
in this region:  
3251 €

Median price/m<sup>2</sup> of this type  
in this region:  
3158 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4698 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3863 €



# Villa

Labin, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)