

# House

## Labin, Istria



|                         |                      |
|-------------------------|----------------------|
| <b>Ref</b>              | RE-U-27809           |
| <b>Type</b>             | House                |
| <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>       | 166 sqm              |
| <b>Plot size</b>        | 270 sqm              |
| <b>No. of bedrooms</b>  | 2                    |
| <b>No. of bathrooms</b> | 2                    |
| <b>Price</b>            | € 400 000            |

New house of modern design with garage, in Rabac area, 9 km from the sea.  
Total area is 166 sq.m. Land plot is 270 sq.m.

In the vicinity of the town of Labin lies a novel edifice of modern design, now available for acquisition. Enveloped by nature, familial abodes, and holiday retreats, it strikes an exquisite equilibrium between rustic serenity and the convenience of urban amenities. Beyond its propitious location, the estate garners distinction for its superior craftsmanship and contemporary design, characterized by a symmetrical geometric form and orderly lines, both externally and within its interior spaces.

Configured as a singular residential entity spanning two levels – the ground floor and the first floor – the dwelling unfolds as an amalgamation of open-concept spaces. Here, the kitchen, dining room, and living room coalesce seamlessly, extending access to a sheltered terrace. Further enhancing the ground floor are a guest toilet and a technical room, all harmonized by the inclusion of a capacious two-car garage.

Ascending to the first floor reveals a duo of bedrooms, each graced with its private bathroom, and one of these chambers boasts a private terrace. The meticulously landscaped and fenced yard bestows an air of sophistication to the surroundings. The strategic locale, architectural finesse, and inherent comfort position this property as an idyllic prospect for serene family life, doubling as a lucrative investment for potential tourist rentals. The stipulated price encompasses the turnkey phase, inclusive of installed sanitary fixtures and a kitchen replete with appliances.

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.

# House

## Labin, Istria



Price per m<sup>2</sup>:  
2410 €

Average price/m<sup>2</sup> of this type  
in this region:  
2167 €

Median price/m<sup>2</sup> of this type  
in this region:  
1875 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2879 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2563 €



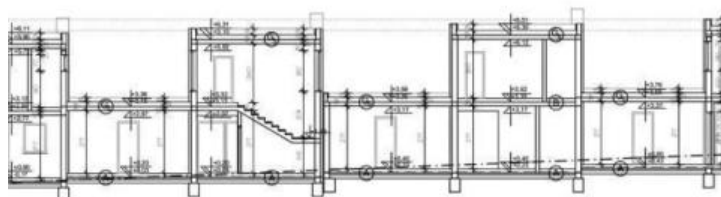
# House

Labin, Istria



# House

## Labin, Istria



# House

## Labin, Istria

