



## Labin area, two furnished houses with a swimming pool and additional building land



### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 455,313.38

### Localização

Country:	Croácia
State/Region/Province:	Istria
Cidade:	Labin
Adicionado:	18/04/2026

Informação adicional:  
Location: Istarska županija, Labin, Labin.

Labin surroundings, established tourist property with two buildings, a swimming pool and additional building land

In a peaceful and attractive location in eastern Istria, in the surroundings of Labin and Rabac, an established tourist property is for sale, representing an exceptional opportunity for investment, continuation of a tourism business, or a combination of private and business use. The property is located at the end of a row of houses and is open on three sides, while on one side it is attached to a neighboring house from which it is separated by a high courtyard wall.

This is a functionally organized complex consisting of two separate smaller residential units connected by a spacious covered summer kitchen, ideal for the stay of two couples or two smaller families while maintaining privacy.

House 1 is a ground-floor house with a footprint of approximately 56 m<sup>2</sup>. It is currently designed to accommodate 2 people, with a maximum capacity of 3 people. It consists of an entrance area, a fully equipped kitchen with dining area, a living room with a sofa bed, a bedroom with a high-quality boxspring double bed, and a modern bathroom with a walk-in shower. The equipment includes air conditioning and a comfortable pellet stove, a fully equipped kitchen, as well as SAT-TV and WiFi.



House 2 is an additional residential unit, a smaller two-story house with a footprint of approximately 24 m<sup>2</sup> per floor, totaling around 48 m<sup>2</sup>. It is currently designed to accommodate 2 people, with a maximum capacity of 3 people, and is currently rented exclusively together with House 1, making it ideal for friends or families who wish to stay together while maintaining a degree of privacy. The ground floor of House 2 contains a living area with a sofa bed, a kitchenette, and a bathroom, while the upper floor features a bedroom with a double bed accessed by stairs. The equipment includes air conditioning, SAT-TV and WiFi, as well as a washing machine and refrigerator.

The central part of the property is a covered terrace or summer kitchen of approximately 50 m<sup>2</sup>, designed as a space for socializing and dining. It is equipped with a large table, a barbecue, and additional facilities, while the rustic wooden structure creates an authentic Mediterranean atmosphere. A distinctive feature is a traditional Istrian cistern that further emphasizes the character and heritage of the property.

The entire courtyard in front of the house, approximately 300 m<sup>2</sup> in size, is landscaped and paved as an open terrace and sunbathing area, of which 32 m<sup>2</sup> is occupied by the swimming pool. The facilities include a 32 m<sup>2</sup> swimming pool with stone decking and sunbathing area made of Istrian stone, a Wellis jacuzzi for 5 people, a table tennis table, a bocce court, and an outdoor living and recreation area.

The property is located on a plot of approximately 2,263 m<sup>2</sup> according to ownership documentation, which is fenced and functionally organized and maintained. It features an electric entrance gate, a carport for 3 vehicles, and an orchard with cherries, walnuts, and almonds.

Very important: a part of the land of approximately 1,000 m<sup>2</sup> is designated as urbanized building land, which allows further construction. The potential buyer also has the possibility of subdividing and selling part of the building land if not needed, thereby enabling a quick return of part of the investment.

In this area, the minimum allowed building plot size for residential construction is 400 m<sup>2</sup>. The maximum permitted height and number of above-ground floors for residential buildings are 8.0 m and up to 3 above-ground floors for a family house, which also allows for expansion and enlargement of the existing house.

Additional information includes an established tourism business, categorization for 4+2 persons, and projected income of approximately 25,000 EUR for 2026, with already booked dates for the current season. It is possible to take over the ongoing business and reservations or purchase after the tourist season. The current owners are willing to take over pool maintenance and guest reception during the first year for the buyer. The property is sold fully furnished, including appliances and equipment.

The location provides peace and privacy while ensuring proximity to all amenities, with the nearest shop only 1 km away, the town of Labin approximately 7 km away, and Rabac and its beautiful beaches about 12 km away.

This property represents a rare opportunity on the market, combining stable income, additional building potential, and a well-designed space for living or holiday use.

For additional information and to arrange a viewing, please feel free to contact us.



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## Comum

Quartos de dormir: 2  
Banheiro: 2  
Pés quadrados acabados: 190 m<sup>2</sup>  
Tamanho do lote: 2167 m<sup>2</sup>

## Room details

Total rooms: 4  
Indoor Features: Fitted kitchen

## Building details

Parking: Sim  
Outdoor Amenities: Pool  
Número de pisos: 1

## Rental details

Furnished: Sim

## Lease terms

Date Available:

## Informação adicional

URL do site: [http://www.arkadia.com/XWQY-T1955/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/XWQY-T1955/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 303071



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