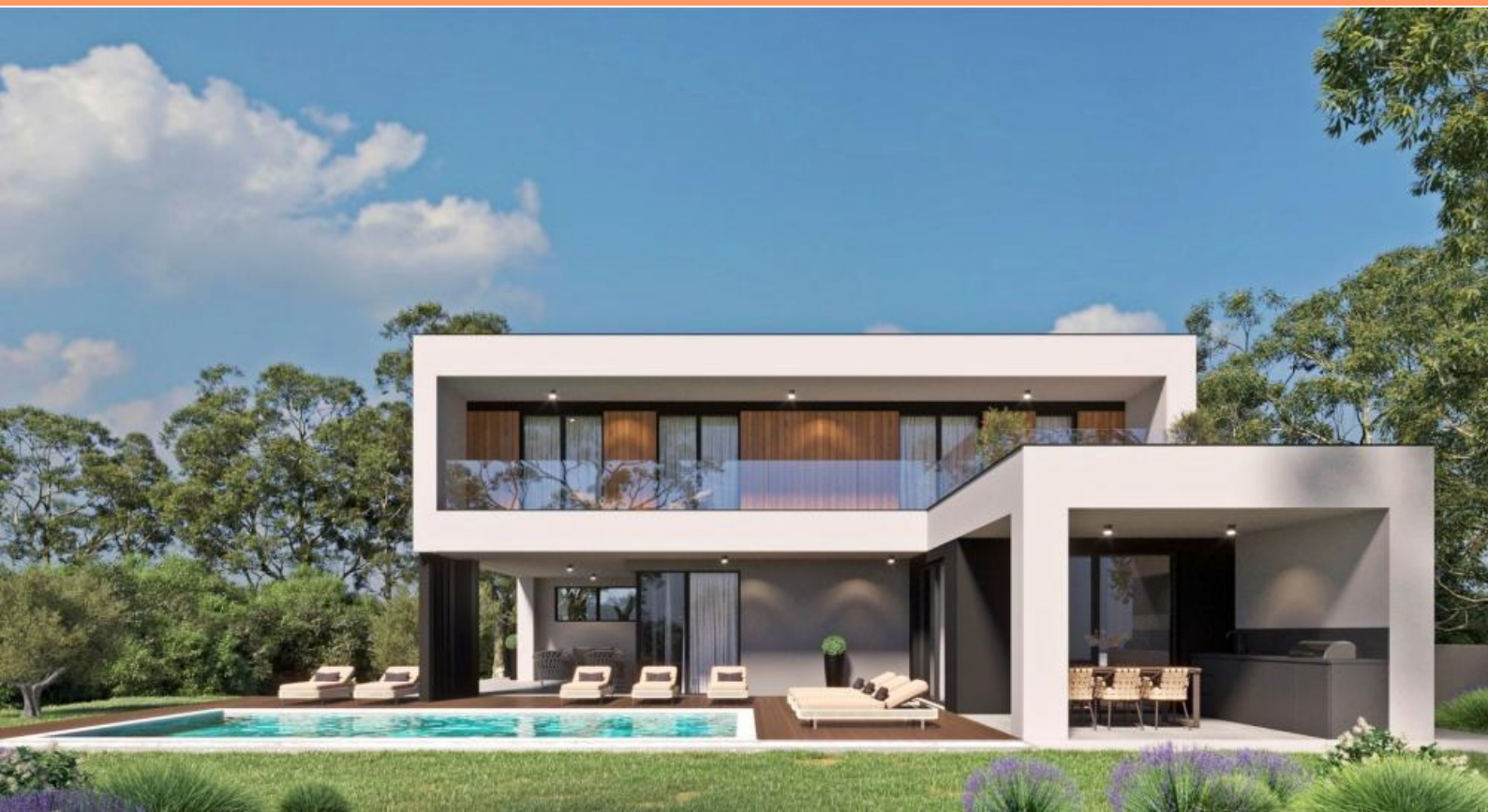


Villa

Labin, Istria



Ref	RE-U-30647
Type	Villa
Region	Istria > Rabac-Labin
Location	Labin
Front line	No
Sea view	No
Distance to sea	7000 m
Floorspace	166 sqm
Plot size	638 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 495 000

Villa

Labin, Istria



Modern new stylish villa with swimming pool in Labin area, 7 km from the sea!
Total area is 166 sq.m. Land plot is 638 sq.m.

It is located in a pleasant microlocation surrounded by greenery in a quiet settlement.
The property represents a contemporary oasis of an idyllic fusion of modern architecture and natural surroundings.
In accordance with the clean modernist architecture, the interior of the house, bathed in natural light, captivates with its simplicity and excellent spatial organization.

The villa is designed as one residential unit that extends over two floors.
On the ground floor there is an open concept space that unites the living room, dining room and kitchen with access to the covered terraces with summer kitchen and dining room. The floor plan of the ground floor is complemented by an entrance area, a guest toilet and a storage room.
The first floor consists of three bedrooms, two bathrooms and a spacious terrace.
There is a 32 m² swimming pool with a sun deck zone on a carefully designed garden will be enriched with Mediterranean plants.

This property in a quiet neighborhood is an ideal opportunity for a peaceful family life as well as an investment for the purpose of tourist rental.

The stated price refers to the turnkey phase, and the planned completion of the works and handover of the property is scheduled for the second half of 2024.

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 m²:
2982 €

Average price/m² of this type
in this region:
3153 €

Median price/m² of this type
in this region:
3139 €

Average price/m² of this type
in Croatia:
4364 €

Median price/m² of this type
in Croatia:
3867 €

Villa

Labin, Istria



Villa

Labin, Istria



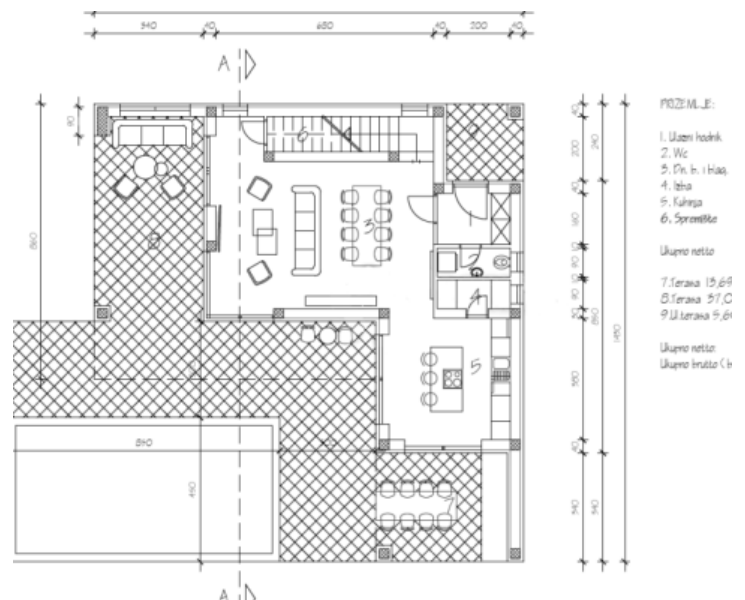
Villa

Labin, Istria



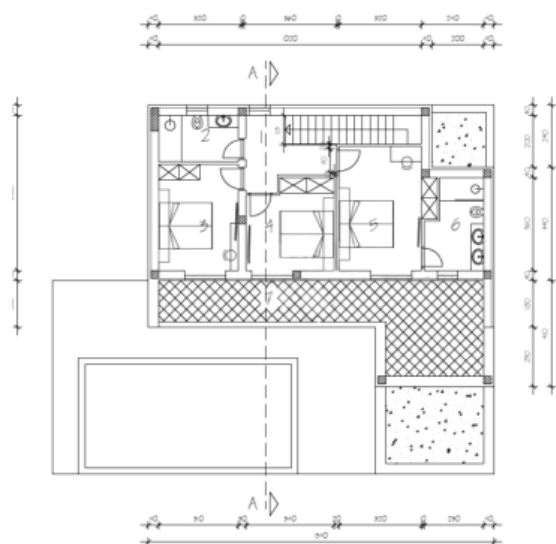
Villa

Labin, Istria



Villa

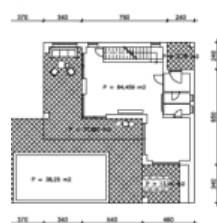
Labin, Istria



1. Staliti hod. 12.82;
2. Kupaonica 9.78;
3. Spava 19.12 m²
4. Spava 16.92 m²
5. Spava 7.26 m²
6. Kupaonica 6.61 m²
7. Terasa 20.16 + 7.94 + 7.94 + 2.94 = 39.04 m²
8. Terasa 17.3 m²

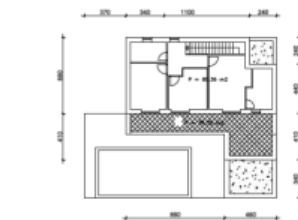
Ukupno neto: 105.72;
Ukupno bruto (bez ter.) 129

JOHT PRIZEMLJA
M 1 : 200



9 x 2.8 = 25.2 m²
11 x 13.24 + 1.76 x 1.28 = 14.801 m²
= 29.279 m²

TLOORT KATA
M 1 : 200



85.38 x 2.8 = 239.864 m²
34.78 x 1.88 = 65.386 m²
= 205.250 m²

FASADA
M 1 : 100

