

Villa

Labin, Istria



Ref	RE-U-30644
Type	Villa
Region	Istria > Rabac-Labin
Location	Labin
Front line	No
Sea view	No
Distance to sea	8000 m
Floorspace	283 sqm
Plot size	601 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 590 000

Contemporary designed house with swimming pool in Labin area!

Not far from the town of Labin, a contemporary designed house with a swimming pool is for sale.

The house in an idyllic settlement was designed in compliance with the profession, legal regulations and spatial planning documentation and was built according to the highest standards for residential construction.

With its tame architecture, it does not disturb the environment, but creates a synergy of the natural environment, traditional Istrian architecture and modern design. Tradition is symbolized by stone and a gable roof, and a contemporary expression by a large-format glass wall.

The design simplicity of traditional architecture resulted in the creation of a compact floor plan and a pleasant airy space.

The modern interior, in which mild and light earthy colors intermingle with elegant black, is divided into two floors with a total net area of 191.58 m² and exudes elegance and simplicity and provides a high level of comfort.

The ground floor consists of an open concept space that unites the living room, dining room and kitchen with access to a spacious covered terrace containing a summer kitchen.

The floor plan of the ground floor is complemented by a bedroom with its own bathroom, a guest toilet and a boiler room.

Upstairs on the 1st floor there are three bedrooms with private bathrooms, a laundry room and a spacious terrace.

The yard of 601 sq.m. is completely fenced and elegantly decorated with grass and Mediterranean plants, and the central place is occupied by a 37 m² swimming pool with a sunbathing area.

The stated price refers to the turnkey phase with installed sanitary ware, built-in wardrobes and a kitchen with appliances.

This perfectly integrated property is an exceptional opportunity for a comfortable family life as well as an investment investment in the tourist rental business.

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:
2085 €

Average price/m² of this type
in this region:
3145 €

Median price/m² of this type
in this region:
3135 €

Average price/m² of this type
in Croatia:
4352 €

Median price/m² of this type
in Croatia:
3868 €

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Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

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