

Villa

Labin, Istria



Ref	RE-U-31552
Type	Villa
Region	Istria > Rabac-Labin
Location	Labin
Front line	No
Sea view	No
Distance to sea	8000 m
Floorspace	153 sqm
Plot size	1295 sqm

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No. of bedrooms	2
No. of bathrooms	2
Price	€ 420 000

Villa in Labin-Rabac, for sale, 8 km from the sea!
Total surface is 153 sq.m. Land plot is 1295 sq.m.

Surrounded by greenery in a quiet neighborhood near the town of Labin, an impeccable stone house with a swimming pool is for sale.

In addition to the microlocation, the property is characterized by the quality of the construction, which guarantees long-term satisfaction and quality of housing. Respecting the traditional autochthonous values and the architecture of the Istrian heritage, a true little paradise, i.e. a hedonistic corner with a functional interior and exterior, was created from an old dilapidated stone Istrian house. During the reconstruction, Istrian stone and new technologies were used. All surfaces in the house and the pool are coated with Epoxy microcement, and 10 cm thick stone wool was used for insulation. With its gentle architecture, the house 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 villa consists of a basement, ground floor and first floor.

The basement of 28 m² is used as a storage room.

The ground floor with a net area of 45.07 m² consists of an open concept space that unites the kitchen, dining room and living room. The floor plan of the ground floor is complemented by a storage room and a guest toilet. The 1st floor with a net area of 45.17 m² consists of an entrance hall and two bedrooms with their own bathrooms.

Next to the villa there is a covered summer kitchen with an area of 14.90 m² and next to the house an auxiliary building with an area of 14 m², which is designed as a wellness corner with a hot tub and sauna and a swimming pool with an area of 26 m² with a sunbathing area.

The spacious garden is partially fenced with a dry stone wall. This perfectly integrated property is an exceptional opportunity for a comfortable family life as well as an investment investment in the tourist rental business.

The stated price refers to the turnkey phase (unfurnished and unfurnished house) without landscaped yard.

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:
2745 €

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

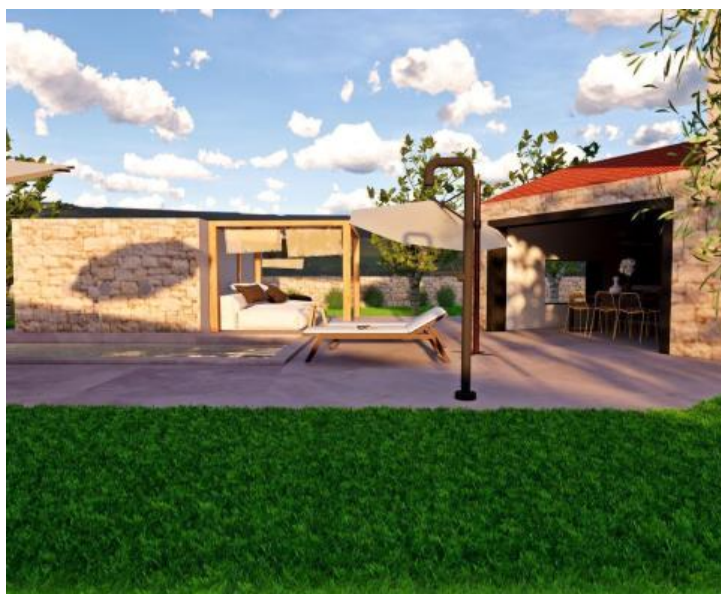
Median price/m² of this type
in this region:
3135 €

Average price/m² of this type
in Croatia:
4349 €

Median price/m² of this type
in Croatia:
3861 €

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