

Villa

Labin, Istria



Ref	RE-U-32346
Type	Villa
Region	Istria > Rabac-Labin
Location	Labin
Front line	No
Sea view	No
Distance to sea	8000 m
Floorspace	130 sqm
Plot size	634 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 399 000

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Villa with swimming pool in Labin area!
Total surface is 130 sq.m. Land plot is 634 sq.m.

A new house with a swimming pool is available for sale near the town of Labin. This property blends modern architecture with a natural setting, offering high-quality construction that promises long-term satisfaction and exceptional living standards.

The house is designed as a single residential unit on one level, featuring a well-defined floor plan that separates the living and sleeping areas. The living area includes a kitchen, dining room, and living room, all with access to a covered terrace that features a summer kitchen. The sleeping area comprises two bedrooms, each with its own private bathroom. Additionally, the layout includes a hallway, a guest toilet, and a storage room.

The listed price covers the high-quality construction of the building, including preparatory work, excavation, foundation installation, external and partition walls, roofing and sheet metal work, external carpentry, facade, and installation. Interior finishing work is not included in the price. There is an option to purchase the property at the final stage of construction, without furniture, and with a landscaped garden at a revised price.

This property's excellent location and thoughtful interior and exterior design offer an ideal setting for comfortable family living or as an investment in a 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:
3069 €

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

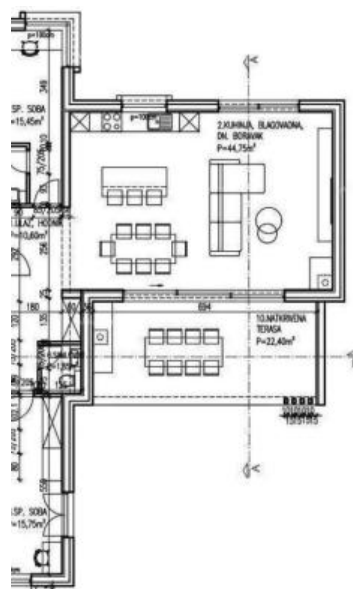
Median price/m² of this type
in this region:
3121 €

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3846 €

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PRIZEMLJE

1. ULAZ, HODNIK
 2. KUHNJA, BLAGOVAONA
DN. BORAVAK
 3. SP. SOBA
 4. KUPATILO
 5. UTILITY
 6. SAN. ČVOR
 7. KUPATILO
 8. SP. SOBA
- ukupno netto

9. NATKRIVENI ULAZ
(4,80m x 0,75)
 10. TERASA
(22,20m x 0,5)
- ukupno netto

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