

# Villa

Labin, Istria



<b>Ref</b>	RE-U-36838
<b>Type</b>	Villa
<b>Region</b>	Istria > Rabac-Labin
<b>Location</b>	Labin
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	8000 m
<b>Floorspace</b>	130 sqm
<b>Plot size</b>	634 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 340 000

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## Labin, Istria



A house with a swimming pool is for sale near the town of Labin, offering a perfect blend of modern architecture and a serene natural environment.

Total area of the villa is 130 sq.m. Land plot is 634 sq.m.

Built with high-quality materials, the property ensures long-term comfort and an exceptional living experience. Designed as a single residential unit on one floor, the house features a well-defined layout that separates the living and sleeping areas.

The living space includes a kitchen, dining room, and a spacious living room that opens onto a covered terrace with a summer kitchen, creating an ideal setting for outdoor relaxation.

The sleeping area consists of two bedrooms, each with a private bathroom, ensuring maximum privacy and comfort.

Additional spaces include a hallway, guest toilet, and a storage room.

The listed price covers high-quality construction, including preparatory work, excavation, foundation installation, external and partition walls, roofing, sheet metal work, exterior carpentry, facade completion, and installation work. However, interior finishing is not included in the price. There is also an option to purchase the property in its final stage of construction, without furniture, but with a fully landscaped garden, subject to a price adjustment.

With its prime location, well-thought-out spatial organization, and seamless indoor-outdoor integration, this property offers an excellent opportunity for comfortable family living or a profitable investment in the tourist rental market.

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 m<sup>2</sup>:  
2615 €

Average price/m<sup>2</sup> of this type  
in this region:  
3135 €

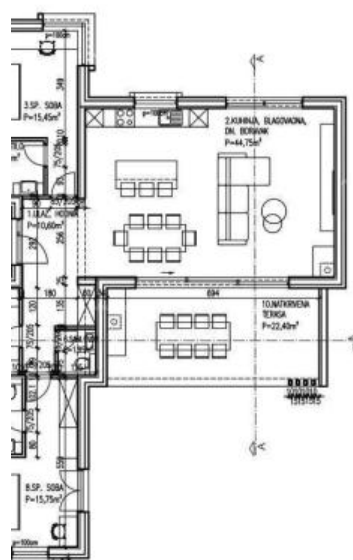
Median price/m<sup>2</sup> of this type  
in this region:  
3121 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4343 €

Median price/m<sup>2</sup> 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<sup>2</sup> x 0,75)
  10. TERASA (22,20m<sup>2</sup> x 0,5)
- ukupno netto
- sveukupno PRIZEMLJE netto | sveukupno PRIZEMLJE brutto