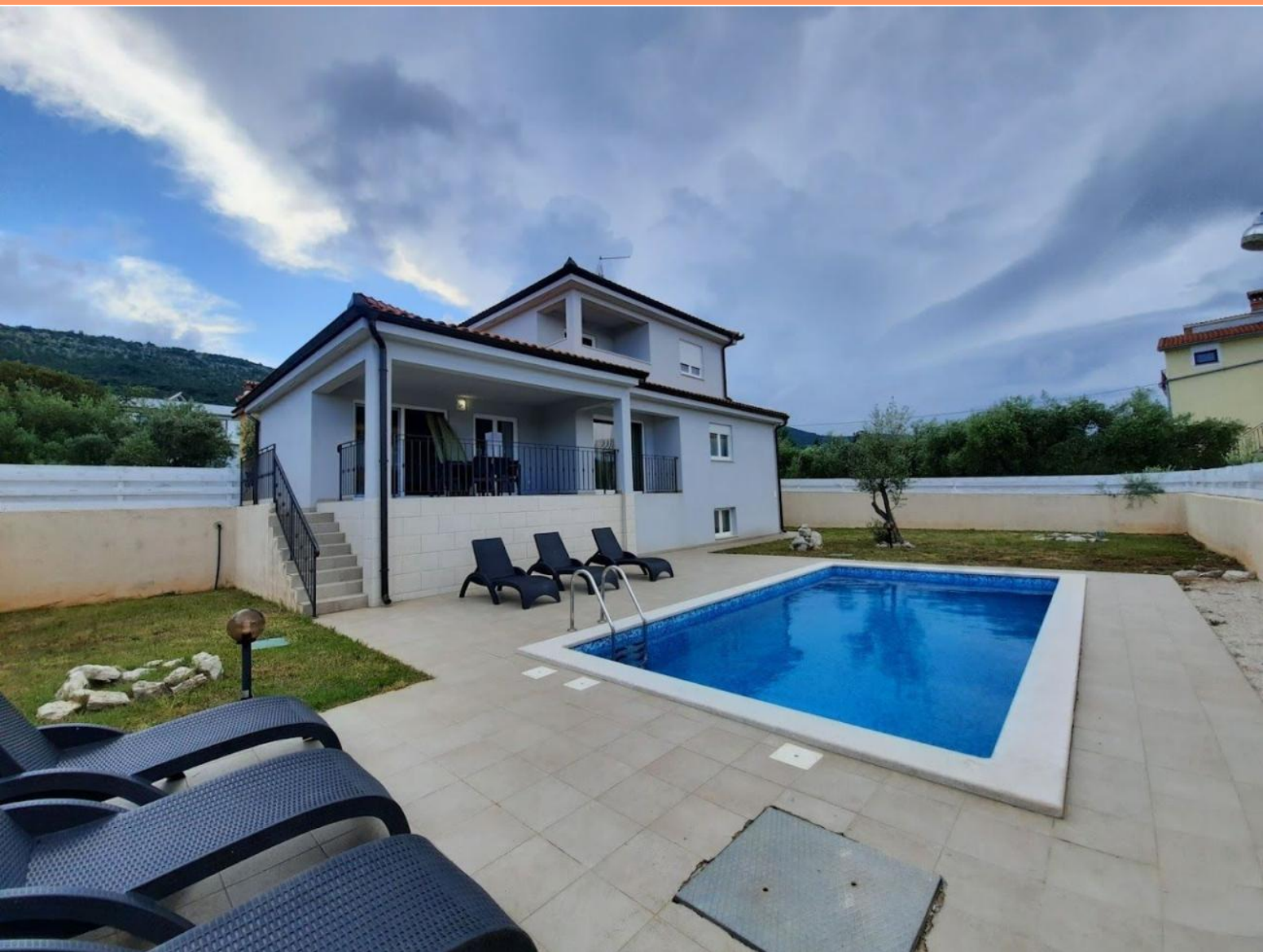


Villa

Labin, Istria



Ref	RE-U-37681
Type	Villa
Region	Istria > Rabac-Labin
Location	Labin
Front line	No
Sea view	Yes
Floorspace	182 sqm
Plot size	620 sqm
No. of bedrooms	3

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info@adrionika.com
www.adrionika.com

Villa

Labin, Istria



No. of bathrooms

3

Price

€ 499 000

We offer you a beautiful Mediterranean house with a swimming pool and a view of the sea in a quiet location in Labin area!

It is a holiday villa built in 2014, which extends over 3 floors and offers a total area of 182 m² on a land plot of 620 m².

The villa has always been used as a tourist rental and offers excellent occupancy and well-established work that you can take over, and as an additional value we emphasize the possibility of complete support for the maintenance of the villa.

It consists of an entrance hall that leads to an open space with a kitchen, dining room and living room that leads to a covered terrace overlooking the swimming pool. The terrace is directly connected by a staircase to the exit to the swimming pool and barbecue and the rest of the garden. On the same floor we have a bedroom and a bathroom. This villa also offers a basement space that is connected to the first floor, and the room was designed as a part for entertainment, so a pool table is located there, and of course you can complete it with other facilities depending on your preferences. There is also a chimney opening in this part, so for the sake of ambiance you have the option of installing a wood or pellet stove. After describing the first two floors, we arrive at the last one, where there are two bedrooms, one of which has its own terrace, and two bathrooms. The bedrooms offer you an unobstructed view of the sea and nature. Heating and cooling are regulated by air conditioning. The garden has an automated swimming pool, barbecue and a corner for the youngest. The villa is accessed via an electric gate where parking spaces are provided.

Legal comments: Proper ownership of a legal entity. Occupancy permit.

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:
2742 €

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:
4343 €

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

Villa

Labin, Istria



Villa

Labin, Istria



Villa

Labin, Istria



Villa

Labin, Istria



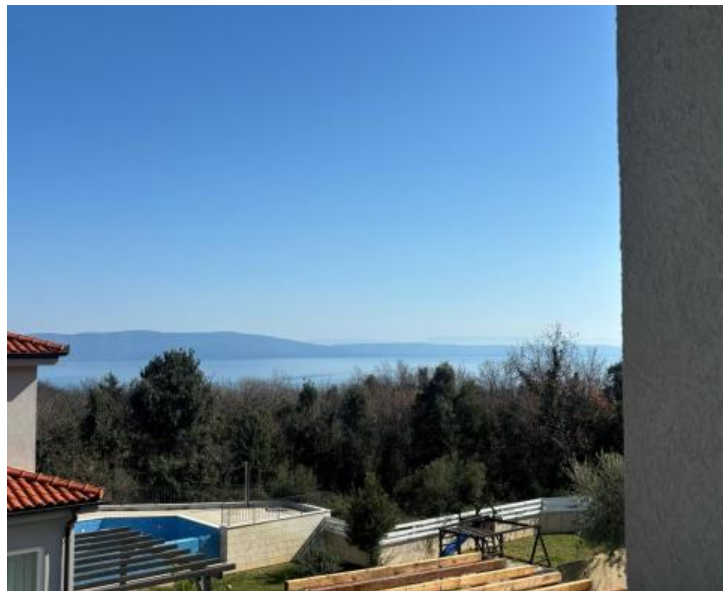
Villa

Labin, Istria



Villa

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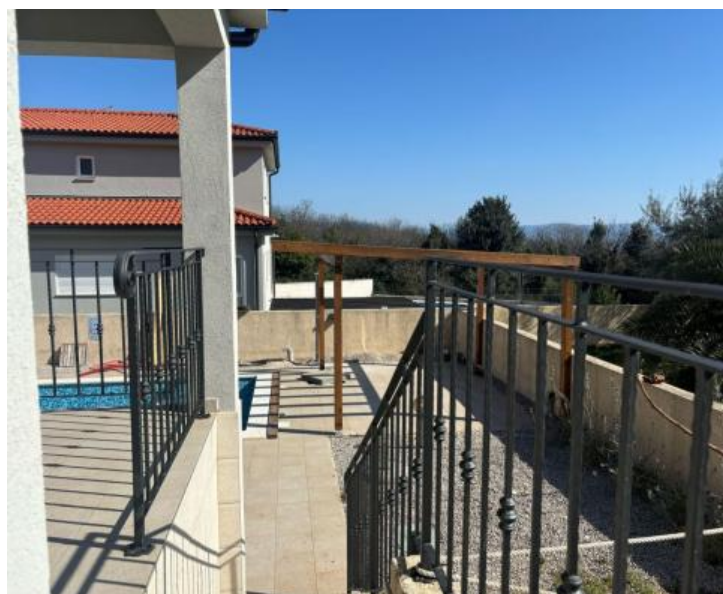
Villa

Labin, Istria



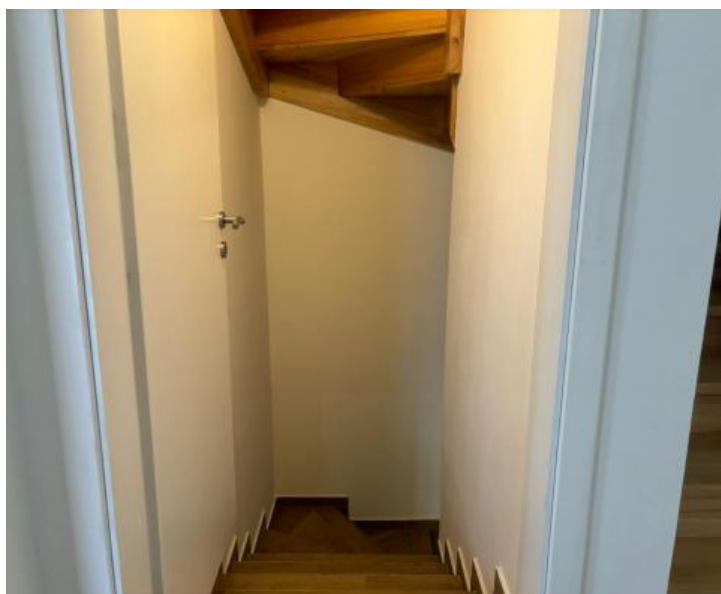
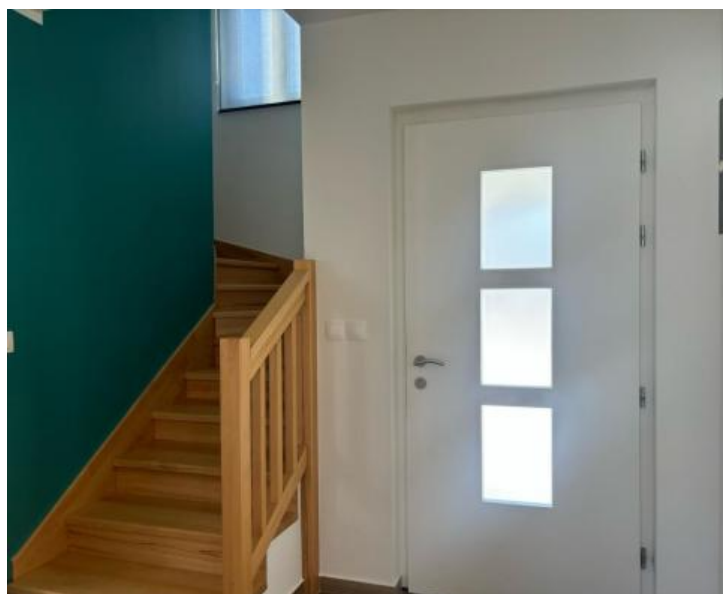
Villa

Labin, Istria



Villa

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Villa

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Villa

Labin, Istria

