

Villa

Labin, Istria



| | |
|-------------------------|----------------------|
| Ref | RE-U-38848 |
| Type | Villa |
| Region | Istria > Rabac-Labin |
| Location | Labin |
| Front line | No |
| Sea view | No |
| Distance to sea | 9000 m |
| Floorspace | 161 sqm |
| Plot size | 782 sqm |
| No. of bedrooms | 3 |
| No. of bathrooms | 3 |
| Price | € 680 000 |

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Not far from the town of Rabac, there is a brand-new villa with a swimming pool for sale.

It is located cca. 9 km from wonderful Rabac beaches.

Total area is 161 sq.m. Land plot is 782 sq.m.

It is located in a peaceful settlement, surrounded by nature, family houses and holiday homes, offering the perfect balance of rural surroundings and proximity to urban amenities and the sea. In addition to the location that provides complete comfort, the property is also characterized by the quality of construction that guarantees long-term satisfaction and quality of living. It is designed as one residential unit that extends over two floors of airy, naturally light-filled interiors that exude elegance.

The ground floor consists of an open concept space that unites the living room, dining room and kitchen with access to a covered terrace that contains a summer kitchen. The ground floor layout is complemented by a bedroom, bathroom and a technical/storage room.

The first floor consists of two bedrooms with private bathrooms and access to a terrace covered with a pergola. The courtyard is decorated in an ambient and horticultural style, and complete harmony is provided by an elegantly composed 40 m² swimming pool with a sunbathing area.

The excellent location and spatial organization of the interior and exterior of this property provide an opportunity for a comfortable family life or 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:
4224 €

Average price/m² of this type
in this region:
3153 €

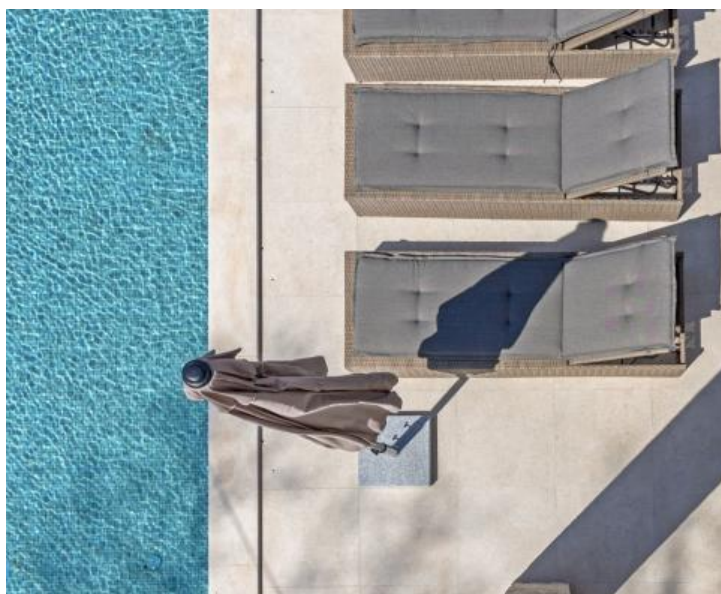
Median price/m² of this type
in this region:
3139 €

Average price/m² of this type
in Croatia:
4364 €

Median price/m² of this type
in Croatia:
3866 €

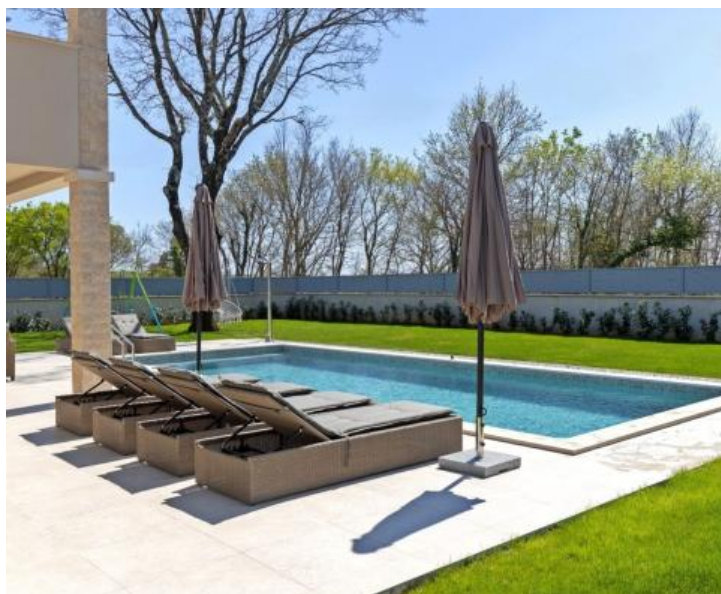
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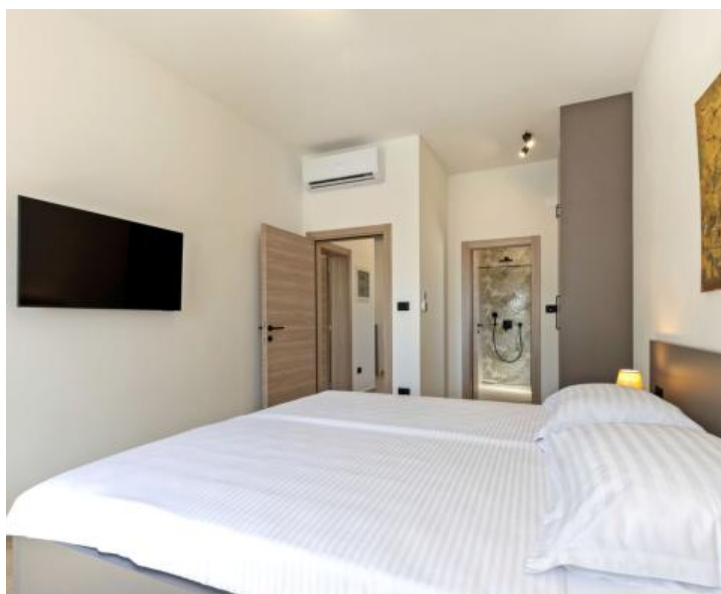
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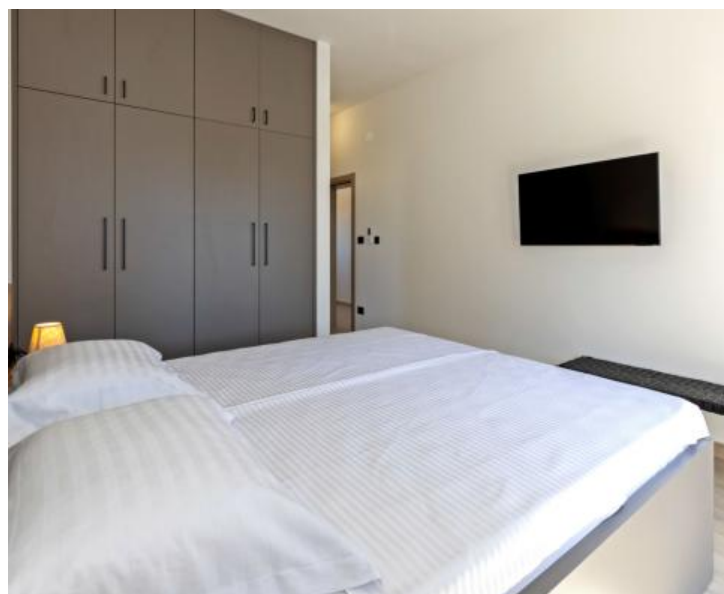
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