

Villa

Labin, Istria



Ref	RE-U-9782
Type	Villa
Region	Istria > Rabac-Labin
Location	Labin
Front line	No
Sea view	No
Distance to sea	15000 m
Floorspace	350 sqm
Plot size	2706 sqm
No. of bedrooms	5
No. of bathrooms	3
Price	Price upon request

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Beautiful lux villa with a view in front of the greenvalley in Labin region.

This charming town hides a unique newly built villa with a total living area of as much as 350 m2 with associated covered terraces. The villa is the last in the construction zone, surrounded by an idyllic landscape and offers an unforgettable view of the green areas, thus providing complete privacy.

The luxury new villa was built in 2021, categorized into 4 stars and already filled throughout the season. It is a perfect combination of modern interior, filled with luxurious details.

Villa extends its living area over two floors.

On the lower floor of the villa there is a spacious, open space living room with fireplace, kitchen and dining area and 3 bedrooms and a bathroom.

On the upper floor there is another kitchen with dining area, 2 bedrooms, 2 bathrooms and a space that serves as a gym.

The bedrooms on the ground floor have their own exit to the balcony and pool. In all rooms there are air conditioners with heating and cooling system and underfloor heating, heat pumps.

Beautiful garden decorated in a way that blends with the natural beauty and occupies as much as 2,706 m2. There is a large swimming pool of 60.5 m2 (11x5.5) where you can relax on deck chairs or refresh yourself during the hot summer days and an outdoor covered kitchen with barbecue reserved for the gastronomic part of the holiday.

On the spacious terrace with your loved ones you can experience the beautiful sunsets in Istria. In addition to an extremely large swimming pool, the villa offers other activities such as football and volleyball courts. The perfect property for all those who want their own spacious oasis of peace in the middle of untouched nature.

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.

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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:
4347 €

Median price/m² of this type
in Croatia:
3859 €

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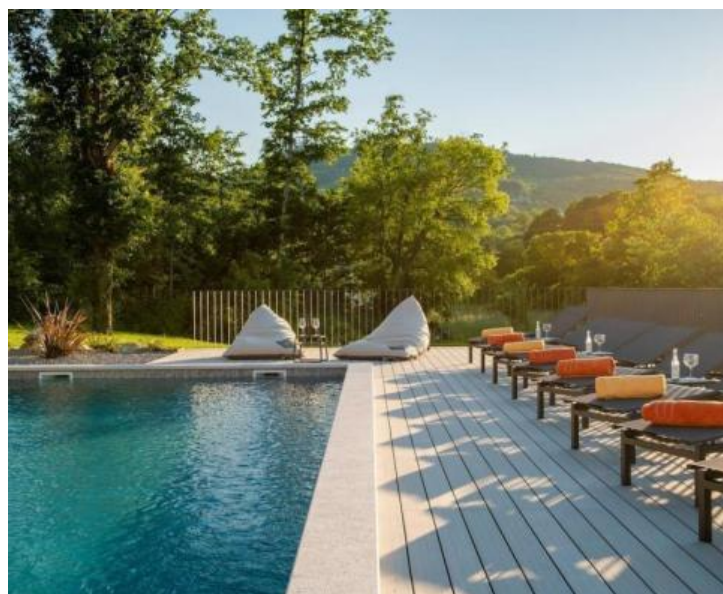
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