

Villa

Sveti Lovreč Labinski, Raša, Istria



Ref	RE-U-5330
Type	Villa
Region	Istria > Rabac-Labin
Location	Sveti Lovreč Labinski, Raša
Front line	No
Sea view	Yes
Distance to sea	1000 m
Floorspace	154 sqm
Plot size	408 sqm
No. of bedrooms	5
No. of bathrooms	5
Price	€ 470 000

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This incomplete modern villa with swimming pool is located cca. 1 km from the sea in Labin area.

The house has total surface of 154 sqm and it is split on two floors: the ground floor consists of a living room (kitchen + living room with balcony) separate toilet and 2 bedrooms each with bathroom (en-suite).

Upstairs there are 3 bedrooms, each with bathroom and a covered terrace to which 2 rooms have access.

On a land plot of 408 sqm there is a swimming pool and 2 parking spaces.

The view is open to the sea and the islands of Kvarner, Cape Kamenjak and the green hills of eastern Istria.

The house is offered for sale fully furnished, completed and functional (expected completion date is the end of 2021).

The first phase of the central heating installation has been installed, the air conditioning is planned in each bedroom and the living room.

Access to the building is by asphalt road.

This newly built villa is excellent for family use, but also very suitable for use for tourist purposes, ie. as a rental facility during the summer months.

The orientation of the house is south, and the configuration of the terrain allows a lot of sunny hours throughout the year. Sveti Lovreč Labinski is a quiet and typical Istrian village / place with almost untouched nature.

Well-connected with the town of Labin, but far away enough for the feeling of the Mediterranean and peace characteristic of Istrian villages.

Within a few minutes drive there are several beaches, a coffee bar, shops, restaurants, hiking trails and a small Autocamping.

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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Price per m²:
3052 €

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 €

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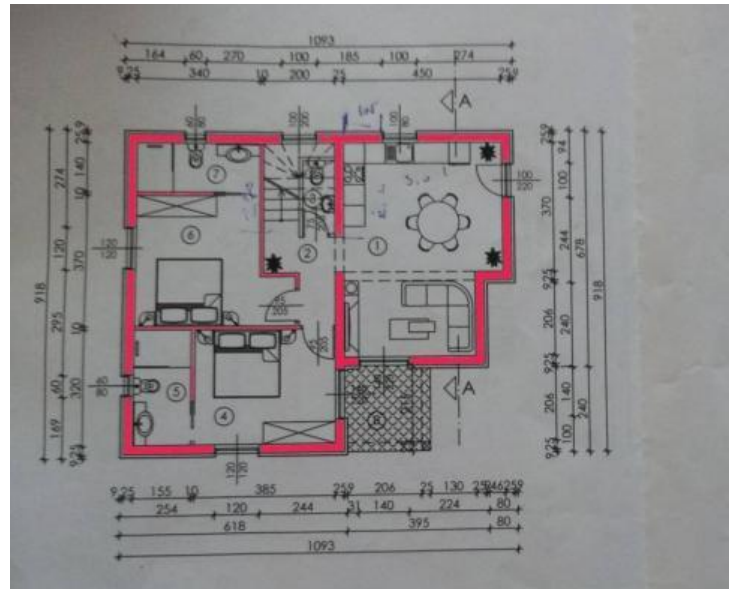
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