

Villa

Labin, Istria



Ref	RE-U-12428
Type	Villa
Region	Istria > Rabac-Labin
Location	Labin
Front line	No
Sea view	Yes
Distance to sea	1000 m
Floorspace	165 sqm
Plot size	550 sqm
No. of bedrooms	3
No. of bathrooms	4
Price	€ 590 000

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This beautiful modern villa with swimming pool and open sea view is under construction (final stage). The house is located on a 550 m² plot near Labin, 7 km from the city center and only 1 km from the first beach. There are several similar plots of land in this new settlement of villas on which the construction of new real estate is planned, so the entire settlement will be decorated with new and modern houses. This property is being built from high quality materials, covered with 15 to 20 cm thick Istrian stone, with large "Gealan" openings and electric shutters, the installation of **underfloor heating** and an electric fireplace is planned and each room will be equipped with inverter **air conditioning systems**. The living area of the villa will be 165 m² and the house will be divided into 3 bedrooms, a living room, 4 bathrooms, a large terrace and a balcony with beautiful sea views. The house will have two parking spaces.

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:
3576 €

Average price/m² of this type
in this region:
3122 €

Median price/m² of this type
in this region:
3135 €

Average price/m² of this type
in Croatia:
4368 €

Median price/m² of this type
in Croatia:
3869 €

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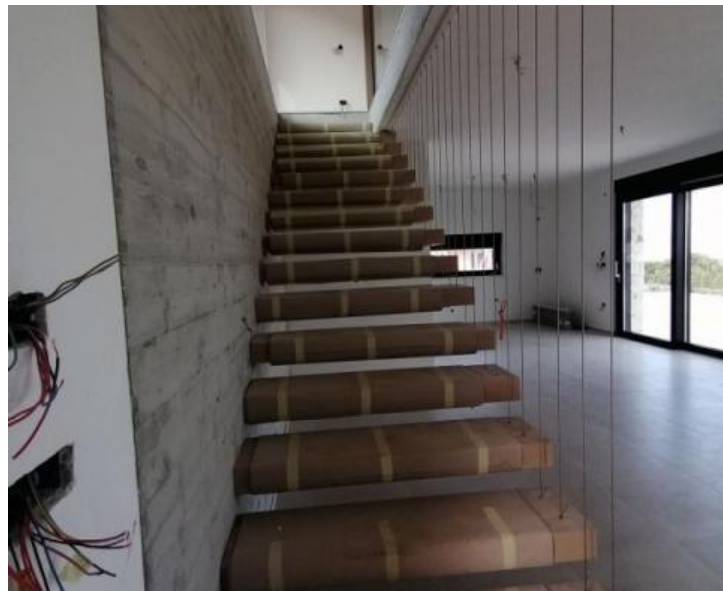
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