

# House

## Labin, Istria



<b>Ref</b>	RE-U-14233
<b>Type</b>	House
<b>Region</b>	Istria > Rabac-Labin
<b>Location</b>	Labin
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	13000 m
<b>Floorspace</b>	236 sqm
<b>Plot size</b>	1000 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 600 000

Modern secluded villa in Labin area!

The villa has a surface of 236m<sup>2</sup> and extends through the ground floor and first floor.

The ground floor has a living room and kitchen with open plan dining area, bedroom with bathroom, toilet, pantry and laundry. The living areas open onto a covered terrace with a summer kitchen and an outdoor dining area.

The upper floor offers a hall, three bedrooms with private bathrooms and access to the terrace with panoramic views of the greenery.

The villa will benefit:

- air conditioning
- underfloor heating
- panoramic glazing and glass wall

Landscaped and fenced garden provides peace and intimacy and next to the villa there is a heated pool with sun deck.

This modern new building in a quiet neighborhood is ideal for family life, rest and relaxation or as an investment for rent for tourist purposes.

The villa is currently under construction, offered for sale completely finished, according to the turnkey system with a landscaped garden.

The planned completion of the works is expected at the beginning of 2023.

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 m<sup>2</sup>:  
2542 €

Average price/m<sup>2</sup> of this type  
in this region:  
2301 €

Median price/m<sup>2</sup> of this type  
in this region:  
2123 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2884 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2590 €

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