

# Villa

## Labin, Istria



<b>Ref</b>	RE-U-15354
<b>Type</b>	Villa
<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>	8000 m
<b>Floorspace</b>	180 sqm
<b>Plot size</b>	745 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 737 000

Stylish villa with swimming pool of well-balanced rustic-modern concept, which would fit Rene Descartes! When we look at this villa his name comes to the memory for unknown reason.

It is perfectly contemporary villa completed in 2022, full of light and air and some feeling of freedom.

Total area is 180 sq.m. Land plot is 745 sq.m.

Villa benefits wonderful garden, swimming pool with sundeck area, BBQ zone and outdoor dining lounge, 4 parking places, garage. It has SAT TV and Cable TV, air-conditioning.

Greenery is all around.

On the ground floor of the villa there is a kitchen and dining room with an open concept living room with access to a spacious covered terrace, a guest wc, a storage room and a garage.

On the upper floor there are three bedrooms with private bathrooms and a terrace with an open view of untouched nature.

The elegance and harmony that prevails in the interior continues in the fenced yard rich in olive trees that give a charming Mediterranean touch to the luxury property.

The central part of the yard is occupied by a heated pool of 44 m<sup>2</sup> with salt water and a sunbathing area. Next to the pool and the house there is an auxiliary facility that completes the whole story and is used as a room for entertainment and socializing. The building also has a storage room and a toilet, so it offers the new owners an ideal opportunity to convert it into a spa and wellness corner, even though the quiet environment relaxes the body and soul. This is an ideal property for family life, rest and relaxation or as an investment for rental for tourist purposes.

Note: The stated price does not include VAT. If the Buyer is a physical person, VAT should be added to price. Purchase via company is recommended.

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 m<sup>2</sup>:  
4094 €

Average price/m<sup>2</sup> of this type  
in this region:  
3145 €

Median price/m<sup>2</sup> of this type  
in this region:  
3135 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4354 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3869 €



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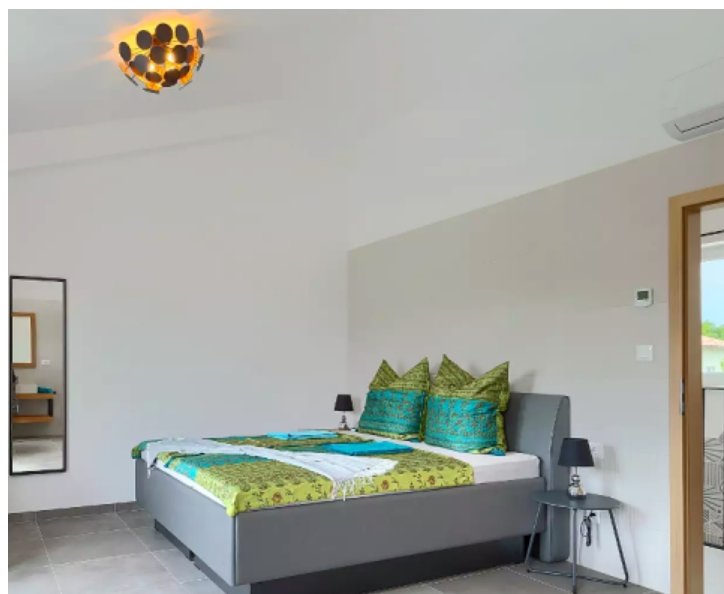
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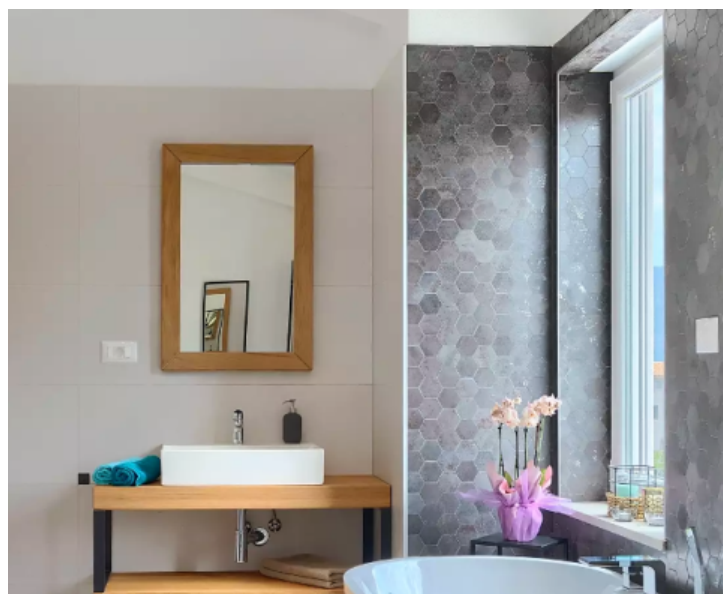
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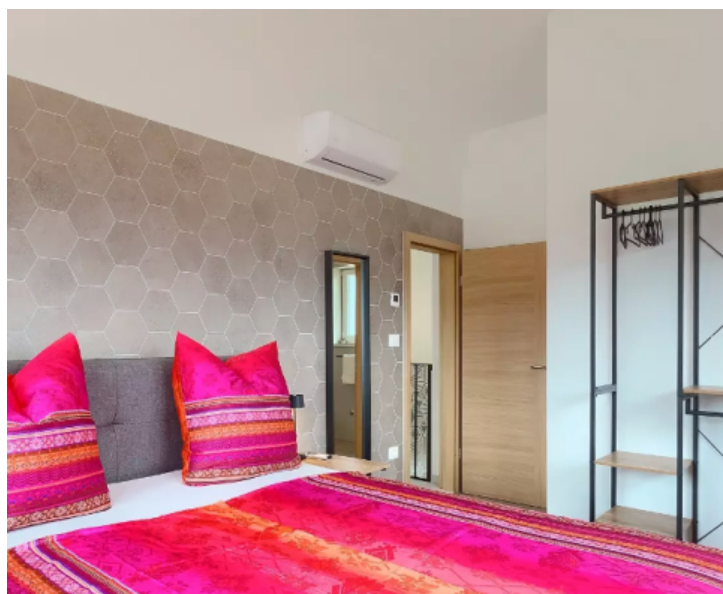
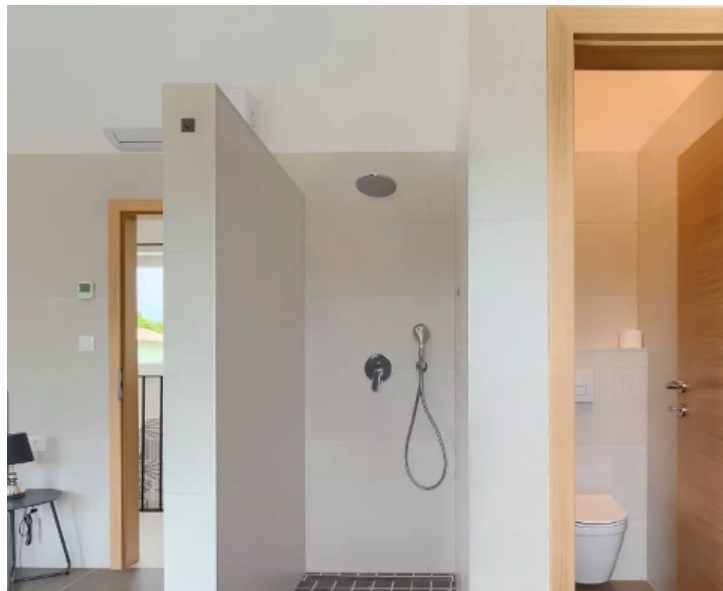
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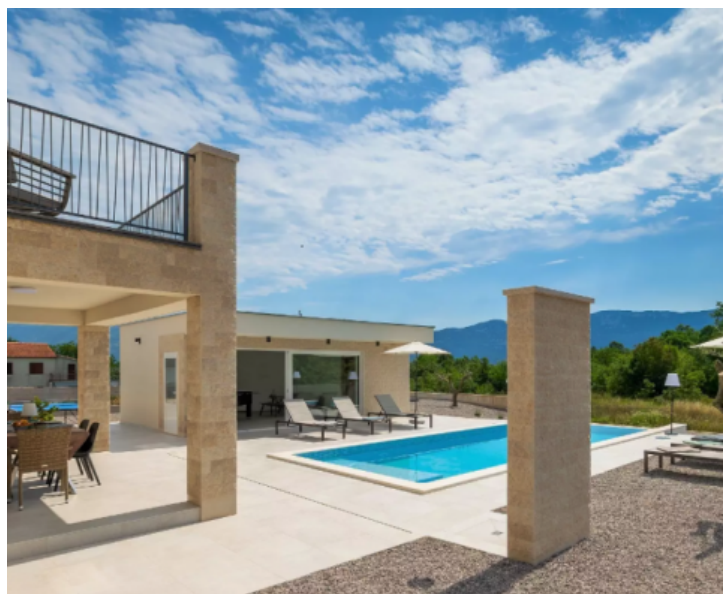
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