

# Villa

## Labin, Istria



<b>Ref</b>	RE-U-16021
<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>Floorspace</b>	225 sqm
<b>Plot size</b>	915 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 545 000

# Villa

## Labin, Istria



New villa under construction in Labin area!

Villa of 225 sq.m. benefits land plot of 915 sq.m. with swimming pool.

It will be a quality built house in a modern style with stone details is located in a very desirable and extremely attractive location.

The living space is spread over two floors, which are connected by an internal staircase.

On the ground floor there is an open-concept living room, dining room and kitchen with access to a covered terrace, a wellness room with a gym, shower and access to the terrace, a wc for guests, a storage room and a room for equipment.

Upstairs there are three bedrooms with their own bathrooms.

The air conditioner is equipped with inverters, the first stage of underfloor heating is installed, and a fireplace is installed in the living room for an additional warm feeling.

Next to the villa there is a covered summer kitchen with an open fireplace and a storage room, and the central part of the yard is occupied by a swimming pool of 32 sq.m. with a sunbathing area.

The yard will be landscaped and fenced and offers complete peace and privacy. This contemporary villa is an ideal property for family life or as an investment for rental for tourist purposes.

It is sold according to the "turnkey" system, which allows the future owner to choose the final arrangement in accordance with personal preferences, while buying during the construction phase gives the future owner the opportunity to choose finishing materials such as facade, ceramics, carpentry.

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>:  
2422 €

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:  
4352 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3868 €

# Villa

## Labin, Istria

