

# Villa

Labinci, Kaštelir-Labinci, Istria



<b>Ref</b>	RE-U-16556
<b>Type</b>	Villa
<b>Region</b>	Istria > Porec
<b>Location</b>	Labinci, Kaštelir-Labinci
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	9000 m
<b>Floorspace</b>	194 sqm
<b>Plot size</b>	896 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 815 000

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Impressive new modern villa under construction in Kaselir-Labinci near Porec!  
Total surface is 194 sq.m. Land plot is 896 sq.m.  
Construction will be completed in 2023.

Villa belongs to a new complex of modern villas.

The villa will consist on the ground floor of a kitchen, dining room and living room, toilet, bathroom, bedroom, pantry and covered terrace.

On the first floor there will be three more bedrooms, each with its own bathroom. Also, one room will have access to the terrace.

The house will have electric underfloor heating on the ground floor and upstairs. In addition, the villa will be equipped with video surveillance and an alarm system with motion activation. The exterior joinery will be made of aluminum, while the interior doors will be made of plywood or solid wood. There will be a chimney/fireplace in the living room.

The land will be equipped with an irrigation system, and the pool will be covered with foil.

The concrete roof slab is separated with at least 12 cm of stone wool.

10 cm styrofoam is used as insulation for external walls.

Facade color (fassa.it) according to the customer's choice.

The price includes tiles of Italian origin, toilet and sink (Catalano New-Zero), shower glass, plaster fittings (Paffoni).

You can still agree details of finishing with the Seller.

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>:  
4201 €

Average price/m<sup>2</sup> of this type  
in this region:  
3917 €

Median price/m<sup>2</sup> of this type  
in this region:  
3895 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4347 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3859 €

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