

Villa

Labin, Istria



Ref	RE-U-19228
Type	Villa
Region	Istria > Rabac-Labin
Location	Labin
Front line	No
Sea view	No
Distance to sea	10000 m
Floorspace	180 sqm
Plot size	710 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 550 000

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Exceptional modern villa under construction in Labin area!

Total area is 180 sq.m. Land plot is 710 sq.m.

Villa will be finalized in 2023.

There are two similar villas nearby.

The villa will consist of a basement, ground floor and first floor. In the basement there will be a garage, a laundry room, a storage room and a technical room. Internal stairs lead to the ground floor, where there will be a kitchen with a dining room and a living room, a bedroom, a bathroom and a toilet. From the living room there is an exit to a covered terrace with a summer kitchen connected to the pool beach and garden. There will be two bedrooms on the first floor, each with its own bathroom and access to the terrace.

Construction of the first phase of heating and air conditioning, "smart home system" - standard (automatic blinds, central light switches, alarm system...) is planned.

The garden will be landscaped with built-in irrigation.

There is a possibility to participate in the construction, to contribute to exterior and interior design, and with an agreement it is also possible to furnish the house.

Ideal property for family life or tourist rental.

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:
3056 €

Average price/m² of this type
in this region:
3145 €

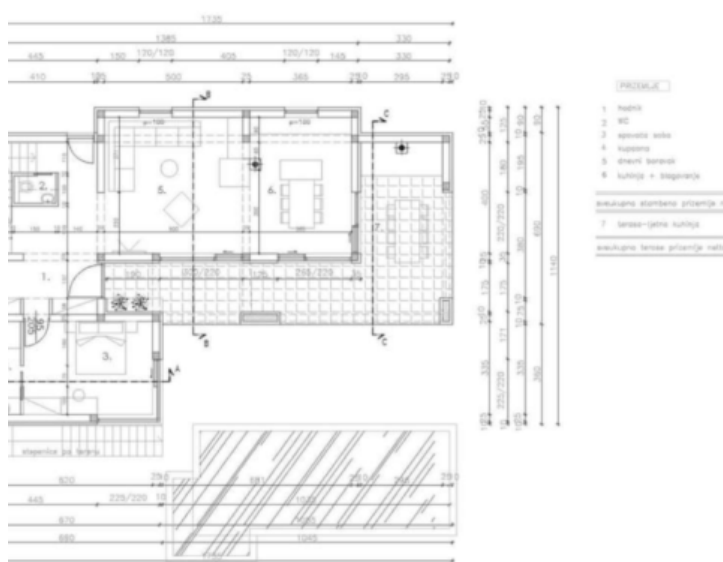
Median price/m² of this type
in this region:
3135 €

Average price/m² of this type
in Croatia:
4352 €

Median price/m² of this type
in Croatia:
3868 €

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