

# Villa

Labin, Istria



<b>Ref</b>	RE-U-19745
<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>	148 sqm
<b>Plot size</b>	910 sqm

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<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 434 000

New villa with swimming pool in Labin area cca. 8 km from the sea!

Total surface is 148 sq.m. Land plot is 910 q.m.

Villa will be completed in 2023.

The residential area is conceptually conceived in two parts; living and sleeping groups of spaces.

The living area is located on the ground floor and consists of a living room, a dining room and an open-concept kitchen with access to a covered terrace, a pantry and a guest wc.

The sleeping area is located on the first floor and consists of three bedrooms with their own bathrooms and a hallway with access to a terrace with a panoramic view of the surroundings.

For heating and cooling purposes, air conditioning units and a solid fuel/pellet stove are provided in the living room. The landscaped garden is completed by a swimming pool with a sunbathing area. This property in a quiet neighborhood is a great opportunity for a peaceful family life as well as an investment for the purpose of 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 m<sup>2</sup>:  
2932 €

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:  
4347 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3857 €

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