

# Villa

## Labin, Istria



<b>Ref</b>	RE-U-20459
<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>	185 sqm
<b>Plot size</b>	815 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 560 000

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Comfortable new villa with swimming pool in the suburbs of Rabac, under construction.

In addition to the convenient location 8 km from the wonderful pebble beaches, the property is characterized by its timeless architectural appearance and spatial organization of the interior.

The exterior of the house is elegant and sophisticated. A ground floor is defined as one residential unit whose L-shaped floor plan concept is used to the maximum.

Total area is 185 sq.m. Land plot is 815 sq.m.

It consists of a living area that unites the kitchen, dining room and living room with access to a covered terrace, three bedrooms, two bathrooms, a laundry room and two storage rooms.

On the horticulturally landscaped and fenced garden, next to the house, there is a 28.20 m<sup>2</sup> garage, while the central place is occupied by a swimming pool with a sunbathing area.

The location, structure and comfort make this property ideal for a peaceful family life as well as an investment for the purpose of tourist rental. The stated price refers to a fully equipped and furnished house without a built-in garage and swimming pool, but the possibility of building the same is also offered with a price correction.

You can still add your ideas to building interior and exterior.

On the southeastern coast of Istria, at the place where green hills meet the sea, where nature and heritage come together, there are two towns of similar size, but with different but mutually complementary characters - Labin and Rabac.

The picturesque town of Labin rises on a hill 320 m high, only five kilometers from the white pebble beaches in Rabac. Intertwined with rich history and mining that marked this region, Labin, which was declared an independent republic for a short time, is today a fascinating city of contradictions; old and new, history and present, tourism and art.

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>:  
3027 €

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:  
4350 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3865 €

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