

# Villa

## Labin, Istria



<b>Ref</b>	RE-U-24367
<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>	9000 m
<b>Floorspace</b>	300 sqm
<b>Plot size</b>	660 sqm
<b>No. of bedrooms</b>	6
<b>No. of bathrooms</b>	6
<b>Price</b>	€ 750 000

Two semi-detached villas with a fabulous view of nature, in St.Bartul area near Labin, cca. 9 km from the sea!

The medieval town of Labin is located on a 320-meter high hill and only three kilometers from the sea, the tourist town of Rabac. His old name Albona was first mentioned in 285. Today it is a cultural and administrative center with highly developed tourism. The old town offers many attractive views of Rabac and the islands. 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 town of contradictions; old and new, history and present, tourism and art. Not far from Rabac and Labin, in the settlement of Sv. Bartul, these fabulous, modern villas are located, each with its own pool and a beautiful view of the old town of Labin and the surrounding hills.

Each villa of the two villas has a living area of 150 m<sup>2</sup>, which extends through the ground floor and first floor. Each one contains a kitchen and living room with an open space concept, three bedrooms with their own bathrooms, a separate guest toilet, a recreation room and a storage room. From the main bedrooms and the living room there is an exit to a spacious terrace that offers a spectacular view of the greenery and the old town of Labin.

It should be noted that these two buildings are designed in such a way that they face opposite sides, which ensures complete privacy for each. High-quality aluminum carpentry and aluminum glass walls provide this villa with enough light and insulating protection. It also includes video surveillance, an alarm and air conditioners with a heating and cooling system. Floor heating - a heat pump is installed in all rooms. The grounds of these lovely villas extend over a plot of 660 m<sup>2</sup> with a slight slope. both are completely surrounded by their own fence, inside which we find a lot of greenery and planted plants with an automatic irrigation system. For refreshing summer days, they each have their own beautiful swimming pool with a sun deck, and for the gourmet part, a fully equipped summer kitchen. Two parking spaces are provided for your tin pets at each facility.

Due to its location and fascinating view, this is an ideal investment opportunity to rent during the tourist season, but also for those who are looking for an ideal home, far from the city crowd, yet not far from all the amenities necessary for life.

The distance from the first beach is 9 km, and the center of Labin is 4 km.

Completion of construction is expected in 2025.

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>:  
2500 €

Average price/m<sup>2</sup> of this type  
in this region:  
3153 €

Median price/m<sup>2</sup> of this type  
in this region:  
3139 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4364 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3866 €



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