

# Villa

## Labin, Istria



<b>Ref</b>	RE-U-24442
<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>	14000 m
<b>Floorspace</b>	111 sqm
<b>Plot size</b>	973 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 490 000

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Villa in Labin area under construction - modern simplicity!  
It is located 14 km from the beaches of Rabac.  
Total area is 111 sq.m. Land plot is 973 sq.m.

Located at the end of an idyllic settlement with only a few houses nearby, it was designed respecting the profession, legal regulations and spatial planning documentation and was built according to the highest standards for residential construction. With its tame architecture, it does not disturb the environment, but creates a synergy of the natural environment, traditional Istrian architecture and modern design. Tradition is symbolized by stone and a gable roof, and a contemporary expression by a large-format glass wall. Design simplicity resulted in the creation of a compact floor plan and a pleasant airy space.

It was conceived as one residential unit with a net area of 111.4 m<sup>2</sup>, which extends over two floors with a modern interior that exudes elegance and simplicity and provides a high level of comfort.

The ground floor consists of an open concept space that unites the living room, dining room and kitchen with access to a covered terrace containing a summer kitchen.

The floor plan of the ground floor is complemented by a bathroom and a technical room.

There are two bedrooms on the first floor, one of which is the master bedroom with its own bathroom with sauna and access to two terraces; uncovered and covered terrace containing a hot tub.

The yard is completely fenced and elegantly decorated with grassy areas and Mediterranean plants, and the central place is occupied by a 24 m<sup>2</sup> swimming pool with a sunbathing area. This perfectly integrated property is an exceptional opportunity for a comfortable family life as well as an investment investment in the tourist rental business.

The planned completion of works and handover of the property to the buyer is scheduled for the end of 2024.

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>:  
4414 €

Average price/m<sup>2</sup> of this type  
in this region:  
3135 €

Median price/m<sup>2</sup> of this type  
in this region:  
3121 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4343 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €

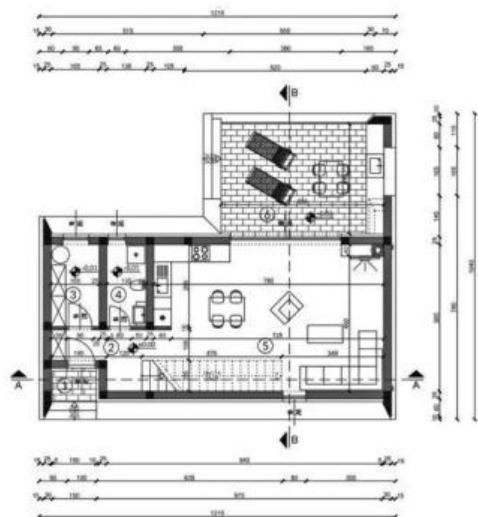
# Villa

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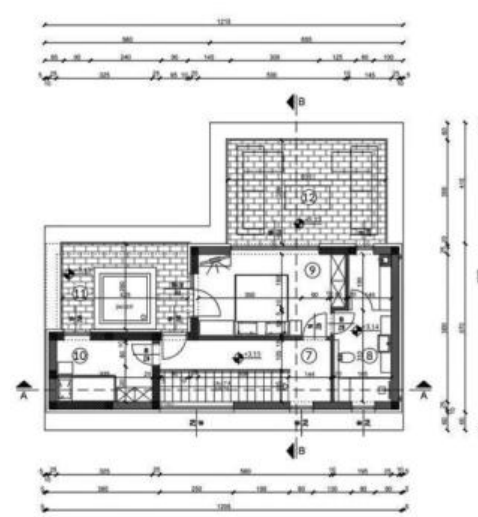
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### PRIZEMLJE NETO

- |   |                                       |
|---|---------------------------------------|
| 1 | Naokreni ulazni prostor (3,30 x 0,50) |
| 2 | Hodnik + garderoba + oružnica         |
| 3 | Telovična soba + spremište            |
| 4 | WC                                    |
| 5 | Kuhinja + blagovaonica + drvenje      |
| 6 | Naokreni teras (20,81 x 0,50)         |
- Prizemlje ukupno neto:



### 1. KAT NETO

- |    |                               |
|----|-------------------------------|
| 7  | Hodnik                        |
| 8  | Kupatnica + sauna             |
| 9  | Spremišna soba                |
| 10 | Spremišna soba                |
| 11 | Naokreni teras (10,23 x 0,50) |
| 12 | Naokreni teras (10,71 x 0,50) |
- Prizemlje ukupno neto:

# Villa Labin, Istria

Z4 - prizemni st	P1 - pod na tlu	P2 - međukatna konstrukcija	P4 - 1
1. vapneno-cementna žbuka	1. keramičke pločice	1. keramičke pločice	1. keram.
2. šušti specijni termo blokovi	2. cementni estrih	2. cementni estrih	2. cem.
3. vapneno-cementna žbuka	3. polučičen	3. polučičen	3. polč.
	4. ekspanzivni polistiren EPS T	4. ekspanzivni polistiren EPS T	4. ekp.
Z5 - sturarski st od optere	5. ekspanzivni polistiren EPS 100	5. ekspanzivni polistiren EPS 100	5. ekp.
1. vapneno-cementna žbuka	6. H trakla	6. armirana betonska ploča	6. arm.
2. šušti specijni termo blokovi	7. armirana betonska ploča		
3. vapneno-cementna žbuka	8. kameni raspj		
Z6 - vanjski betonski st		P3 - pod iznad vanjskog stuba	K1 - 1
1. silikatna žbuka		1. keramičke pločice	1. cerp.
2. ekspanzivni polistiren EPS F		2. cementni estrih	2. hrb.
3. armirani beton		3. polučičen	3. polč.
4. vapneno-cementna žbuka		4. ekspanzivni polistiren EPS T	4. ekp.
		5. ekspanzivni polistiren EPS 100	5. ekp.
		6. armirani beton	6. arm.
		7. ekspanzivni polistiren EPS 100	7. ekp.
		8. silikatna žbuka	8. silikatna žbuka

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3. armirani beton		3. polučičen	3. hrb.
4. vapneno-cementna žbuka		4. ekspanzivni polistiren EPS T	4. ekp.
		5. ekspanzivni polistiren EPS 100	5. ekp.
		6. armirana betonska ploča	6. silikatna žbuka
		7. ekspanzivni polistiren EPS 100	7. ekp.
		8. silikatna žbuka	8. silikatna žbuka

