

Villa

Labin, Istria



Ref	RE-U-25067
Type	Villa
Region	Istria > Rabac-Labin
Location	Labin
Front line	No
Sea view	Yes
Distance to sea	5000 m
Floorspace	265 sqm
Plot size	817 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	Price upon request

New complex of modern design villas with swimming pool in Labin area, 5 km from the sea!

Villas benefit distant sea views!

Total area of typical villa is 265 sq.m.

Land plot is 817 sq.m.

The property is characterized by a convenient location, quality of construction and modern design, which is characterized by a regular geometric form and regular lines in the space, as well as a modern interior of harmoniously arranged rooms and an airy space divided into two floors. The ground floor consists of an open concept space that unites the living room, dining room and kitchen with access to the terrace. The floor plan of the ground floor is complemented by a bedroom with its own bathroom, a guest toilet and a technical room. The first floor consists of two bedrooms with private bathrooms and terraces.

Complete harmony and comfort has been achieved with a minimalist garden that contains a swimming pool of 24 sq.m. with a sun deck. The location, structure and comfort make this property an ideal opportunity for a peaceful family life as well as an investment for the purpose of tourist rental. The stated price refers to the turnkey phase.

The planned completion of the works and handover of the property is expected at 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.

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

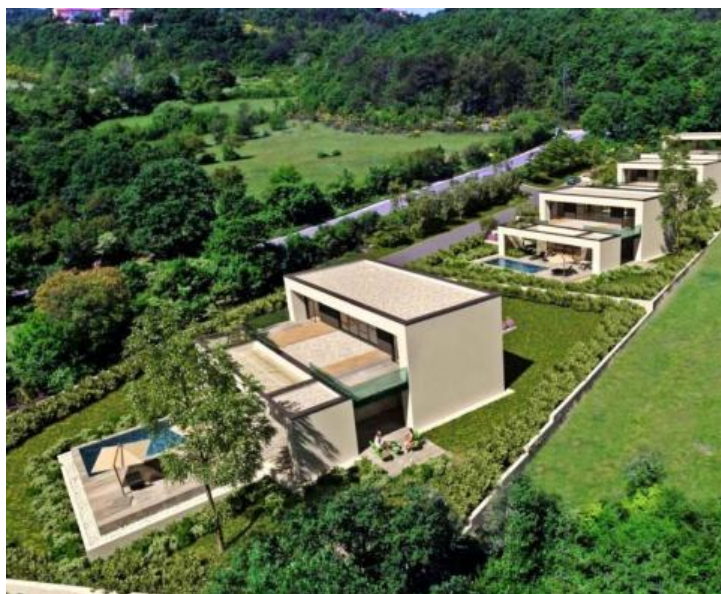
Median price/m² of this type
in this region:
3135 €

Average price/m² of this type
in Croatia:
4347 €

Median price/m² of this type
in Croatia:
3859 €

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