

Villa

Labin, Istria



Ref	RE-U-26450
Type	Villa
Region	Istria > Rabac-Labin
Location	Labin
Front line	No
Sea view	No
Distance to sea	9000 m
Floorspace	198 sqm
Plot size	9400 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 600 000

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Secluded villa with swimming pool in Rabac-Labin area, 9 km from the sea!

Total area is 198 sq.m. Land plot is 9400 sq.m. (huge land for Istrian villa!)

Villa was built in 2011 and refurbished in 2022.

The villa was designed as a single large residential space that extends through the stylishly decorated and well-equipped ground floor.

The living space is clearly defined and used to the maximum. It consists of an open concept space that unites the living room, dining room and kitchen, four bedrooms, four bathrooms and a guest wc.

The exterior is just as harmoniously organized. On the eastern side of the villa, a spacious canopy is attached to the wall, which deftly connects the paved beach and the 34 m² swimming pool on one side with the lounge area in natural shade on the other side.

Below the terrace of the lounge area, a basement was built, which serves as a comfortable storage room. The next zone for relaxation is a hydromassage tub covered by a pergola located a little further away, in the deep shade of the treetops.

The extremely spacious territory of the villa, which provides complete privacy and peace, is cultivated with elegantly arranged grassy areas and Mediterranean herbs and plants.

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.

Ideal for those who are looking for a large terrain by the villa.

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 m²:
3030 €

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:
4352 €

Median price/m² of this type
in Croatia:
3868 €

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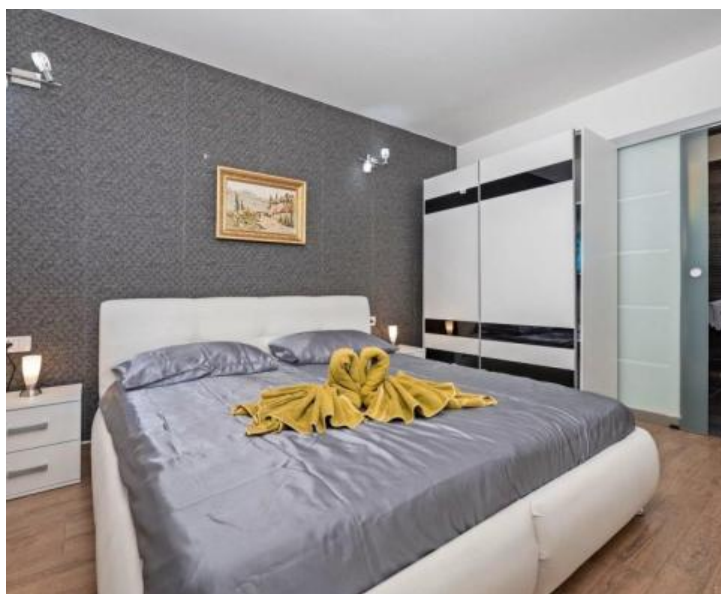
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