

Villa

Labin, Istria



Ref	RE-U-25997
Type	Villa
Region	Istria > Rabac-Labin
Location	Labin
Front line	No
Sea view	No
Distance to sea	12000 m
Floorspace	190 sqm
Plot size	1650 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	Price upon request

Villa

Labin, Istria



Impressive modern villa in Rabac-Labin area, 12 km from the sea/

Total area is 190 sq.m. Land plot is 1650 sq.m.

Villa was built, equipped and furnished in 2021-2022.

On the ground floor of the villa there is a kitchen, dining room and living room, bathroom, one bedroom, technical room, two toilets, sauna, storage room and storage room. The large glass wall in the living room offers a view of the beautifully landscaped garden, where there is a covered summer kitchen and a swimming pool with a sunbathing area of 39 m2.

The ground floor and first floor are connected by an internal staircase, and there are three bedrooms on the first floor, each with its own bathroom en-suite.

On the large territory of 983 m2 there is a spacious swimming pool with a sunbathing area of 39 m2 for enjoying warm days, and there is also a covered summer kitchen, ideal for enjoying meals outdoors.

The villa is sold completely decorated and furnished. In addition, the price includes a building plot of 670 m2 located next to the house, providing additional space and potential for expansion or additional facilities.

Ownership in order.

The house is rented for tourists and there is the possibility of taking over an already established business, which is why it is ideal for investment.

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.

Villa

Labin, Istria



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:
4345 €

Median price/m² of this type
in Croatia:
3850 €

Villa

Labin, Istria



Villa

Labin, Istria



Villa

Labin, Istria



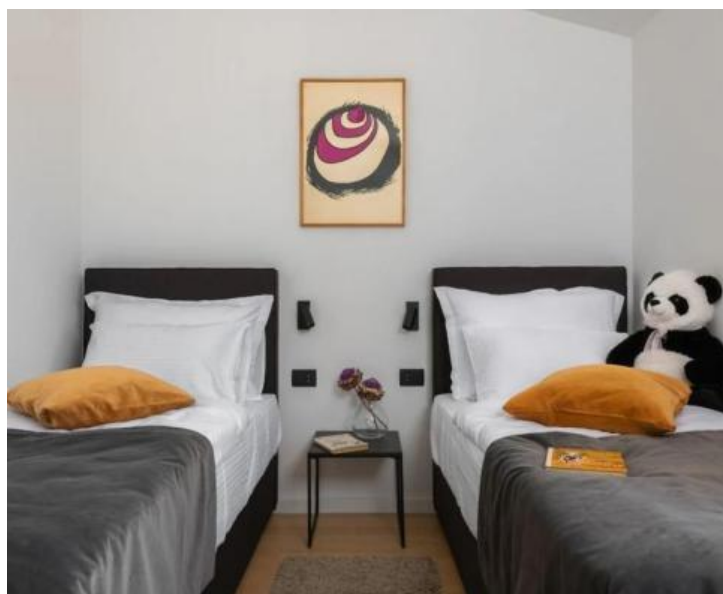
Villa

Labin, Istria



Villa

Labin, Istria



Villa

Labin, Istria

