

# Villa

## Labin, Istria



<b>Ref</b>	RE-U-19629
<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>	11000 m
<b>Floorspace</b>	300 sqm
<b>Plot size</b>	1739 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	5
<b>Price</b>	Price upon request

A comfortable refuge from the hustle and bustle of life in Rabac-Labin area, 11 km from the beaches. This property is an example of a modern lifestyle in a natural environment with all modern amenities. A comfortable, functional and elegant property that makes life easier and better.

The living area covers an area of 300 m<sup>2</sup> and extends over three floors; basement, ground floor and first floor. The basement consists of a spa and wellness area with a hot tub, sauna, gym and bathroom.

The ground floor is dominated by a spacious open space that combines a corner with a pool table, a living room, a dining room and a kitchen with access to a spacious covered terrace. On the same floor there are two bedrooms with their own bathrooms, a guest toilet and a storage room.

An internal staircase leads to the upper floor where there are two bedrooms with private bathrooms and a covered terrace.

The spacious, well-kept garden of 1739 sq.m. is completely fenced and equipped with an automatic irrigation system.

The garden is dominated by a heated saltwater swimming pool of 42 m<sup>2</sup>, and a children's playground and a grill area with an open fireplace further enhance it.

The property is fully furnished and equipped and is being sold as such.

Ideal renting or private property.

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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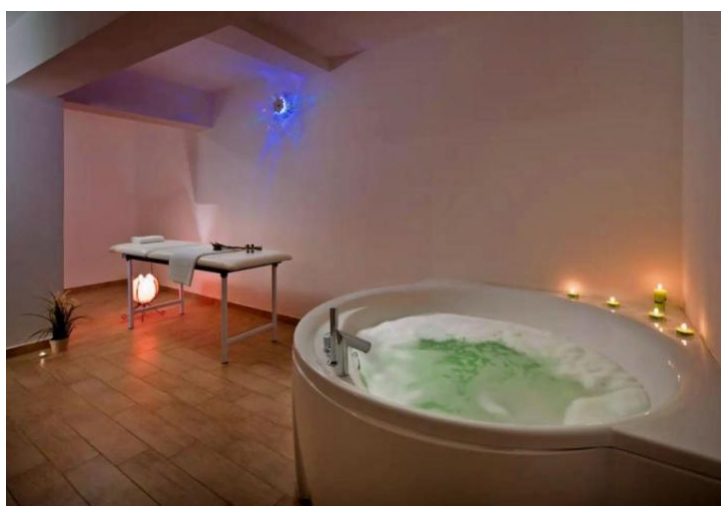
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Tel: +385 91 357 3071 Viber, Whatsapp  
adrionikainfo@gmail.com  
www.adrionika.com

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