

# Villa

## Labin, Istria



<b>Ref</b>	RE-U-26679
<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>	9000 m
<b>Floorspace</b>	188 sqm
<b>Plot size</b>	1207 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 650 000

# Villa

## Labin, Istria



A newly completed in 2023 villa with a swimming pool is for sale near the town of Labin.

It is located in a gentle settlement, surrounded by nature, family houses and holiday homes, offering a perfect balance of rural surroundings and proximity to urban facilities. In addition to the location that provides complete comfort and peace, the property is also distinguished by the quality of construction, which guarantees long-term satisfaction and quality of housing.

The newly built house is designed as one residential unit that extends over two floors with an airy interior bathed in natural light that exudes elegance.

The ground floor consists of an open concept space that unites the living room, dining room and kitchen with access to a covered terrace. The floor plan of the ground floor is complemented by a bedroom, a study, a bathroom and a room for equipment/storage.

The first floor consists of three bedrooms, two bathrooms and a terrace covered with a pergola.

The spacious garden of 1207 sq.m. (rather large for Croatia) is landscaped and horticulturally decorated, and complete harmony is provided by the swimming pool of 36 m<sup>2</sup> with a sundeck, next to which is an elegantly integrated lounge area with an open fireplace.

The excellent location and the spatial organization of the interior and exterior of this property provide an opportunity for a comfortable family life or an investment investment in a tourist rental business.

Perfect villa for Istria!

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>:  
3457 €

Average price/m<sup>2</sup> of this type  
in this region:  
3145 €

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

Average price/m<sup>2</sup> of this type  
in Croatia:  
4350 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3865 €



# Villa

Labin, Istria



# Villa

Labin, Istria

