

Villa

Labin, Istria



Ref	RE-U-7205
Type	Villa
Region	Istria › Rabac-Labin
Location	Labin
Front line	No
Sea view	Yes
Floorspace	315 sqm
Plot size	3148 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 890 000

Fantastic modern villa with heated swimming pool and amazing sea views in Labin area.
Astonishing views of Učka mountain, Rasa river!

It has total area of 315 sq.m. and large land plot of 3148 sq.m.

Lower level offers entry, living hall with fireplace, modern kitchen, dining area, guest wc, terrace, storage, guest bedroom and bathroom.

Upstairs is hall, three bedrooms, three bathrooms and fantastic terrace with beautiful views.

Villa also benefits:

- installation for planned sauna, gym and playroom
- swimming pool 10 x 3.5m
- sunbathing deck of 130 sq.m.
- BBQ zone
- automatic irrigation system in the garden
- Slavonian oak in decoration
- contemporary devices and appliances
- children playground
- wonderful garden with 200 different plants: olives, cherries, pears, laurel, lavender, rosemary, oleander
- energy-effective villa with solar collectors
- rainwater collectors for garden irrigation
- 6 surveillance cameras
- covered fenced parking with sliding door (for 3 cars)
- intercom system, SAY TV, Internet

Villa was built in 2019.

A sample of modern lifestyle within virgin nature surrounding...

Villa is excellent and reasonably priced.

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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