

# Villa

## Labin, Istria



<b>Ref</b>	RE-U-18966
<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>	12000 m
<b>Floorspace</b>	210 sqm
<b>Plot size</b>	1491 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	Price upon request

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Elegant new villa in Labin area!

Total floorspace is 210 sq.m. Land plot is 1491 sq.m.

Villa will be completed in 2023.

The house is designed as a single-storey house with 210 m2 of living space, which includes three bedrooms with their own bathrooms, a guest toilet and an open space concept kitchen, dining room and living room with access to a covered terrace with a summer kitchen.

Villa is sold as completely finished, decorated and equipped.

The garden has 1491 m2, on which there is a swimming pool of 45 m2 and a garage of 36 m2.

Heating and cooling are solved by means of inverter air conditioning, and floor heating in the rooms and bathrooms has also been installed. Quality materials were used in the construction of the house, and the interior has a minimalist and modern design.

The location of the property ensures peace and privacy and a beautiful view of the surrounding nature and greenery.

Everything is 100% perfect.

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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