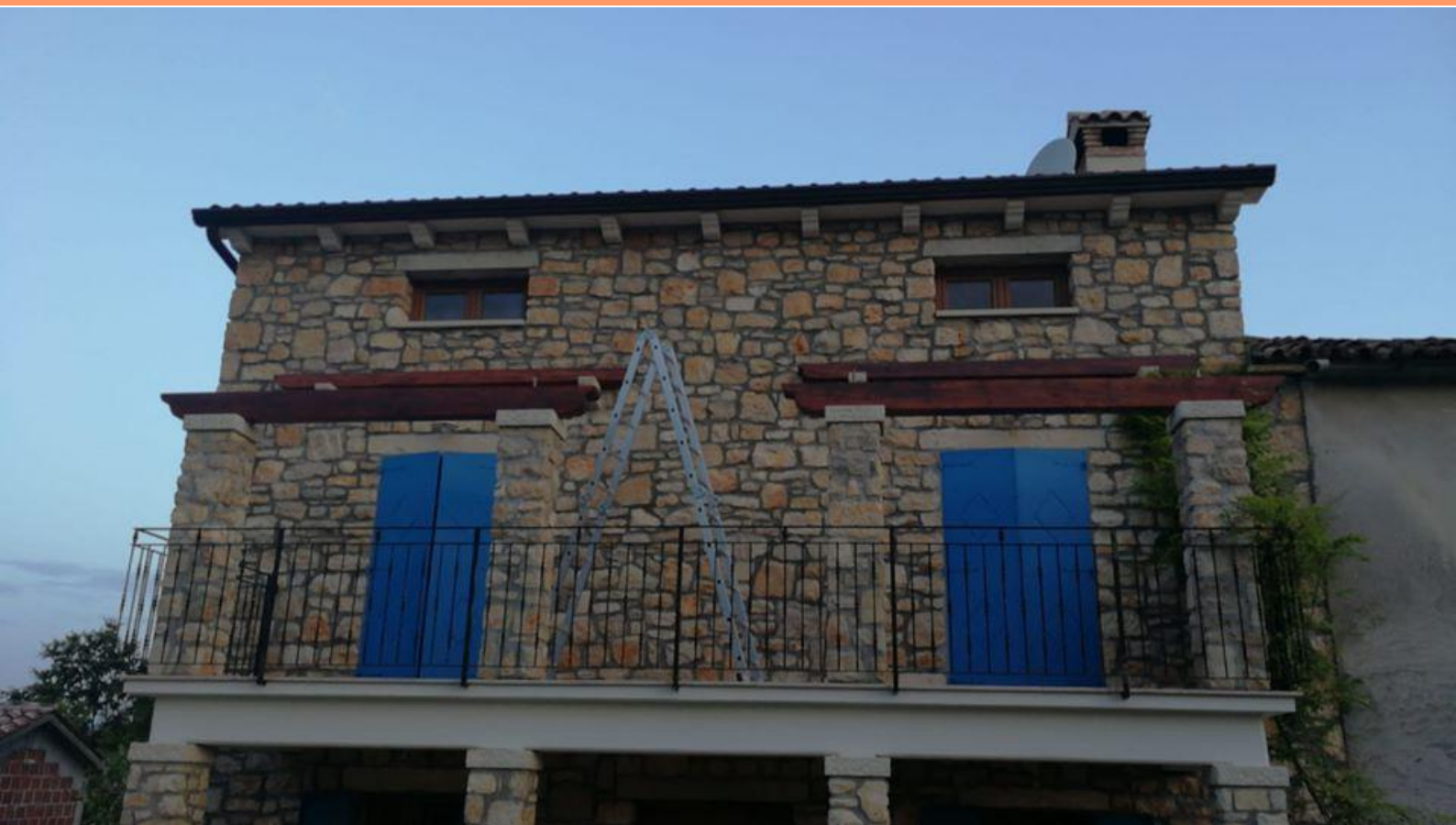


Villa

Labin, Istria



Ref	RE-U-10123
Type	Villa
Region	Istria > Rabac-Labin
Location	Labin
Front line	No
Sea view	No
Floorspace	260 sqm
Plot size	4500 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 870 000

For sale is a beautiful stone villa built in traditional Istrian style with a total area of 260m².

Complete adaptation was undertaken in 2015.

Villa consists of a kitchen, salon with massive indoor fireplace and three spacious bedrooms, each with its own bathroom and exit to the terrace.

The house is equipped with high quality antique furniture.

In the living room there is a fireplace that is enough to heat the whole house, but if necessary and desired, there is the possibility of heating with three indoor air conditioners and gas central heating.

The garden area is 4500 m². It has a swimming pool of 50 m² and two auxiliary facilities.

One of the buildings has been completely renovated with all installations, kitchen and bathroom, while the other is in the unfinished phase and can serve as a storage room or garage.

The house is semi-detached, but enough peace and privacy is provided as it is surrounded by 4500 m² of building land (!). The land is the last in the construction zone.

Following the perspective of obligatory vaccination in Austria and Germany, many buyers contacted us in late 2021 asking to find them a home in Croatia for permanent accommodation, as they want to move to Croatia forever or at least for the nearest 3-5 years. Good connectivity, mild climate, reasonable real estate prices, low density of population make Croatia a perfect choice for the buyers who are looking for privacy and freedom. By now the most popular inquiries were for the properties in Porec outskirts, Rovinj area and Pula region. The buyers are looking for 2-3-4 bedrooms home with winter heating by gas, floor heating or chimney, with air-conditioning for the summer, with some land plot around. And this is a sample of a property which fits these requirements and can be perfect to spend 365 days a year in Croatia.

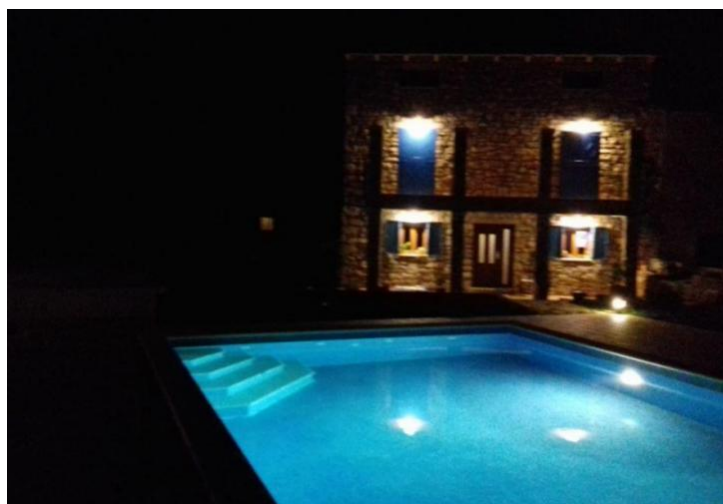
It is also a guideline for the developers which indicates the type of lodging demanded in the nearest years. Realty market is in need of new quality villas in Croatia, with proper heat and sound insulation, with garages, with storage spaces, some study rooms which could be used as in-house offices by people who work online, with some workrooms or studios which could replace traditional konobas/taverns. Glamorous holiday villa in Croatia now needs to become a fortress, a solid home.

Move-to-Croatia is a new tendency at real estate market which is becoming a new engine to real estate sales along the seaside.

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

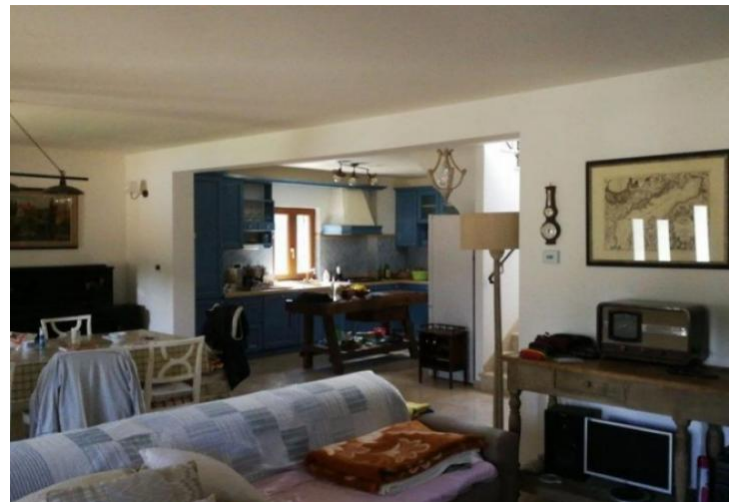
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Villa

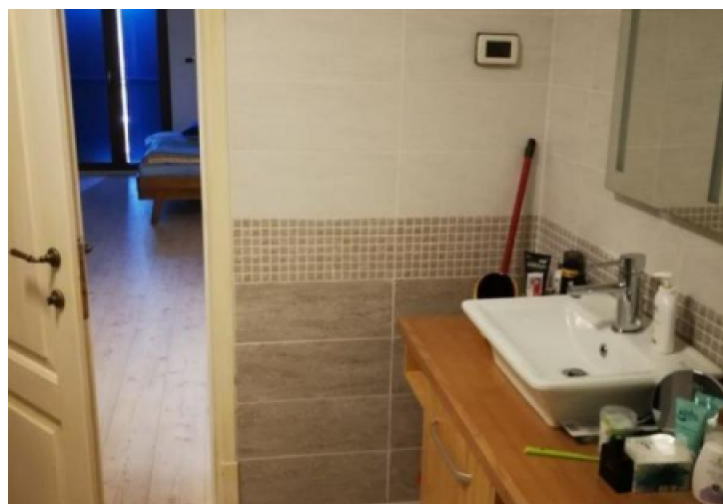
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