

# House

## Labin, Istria



<b>Ref</b>	RE-U-14591
<b>Type</b>	House
<b>Region</b>	Istria > Rabac-Labin
<b>Location</b>	Labin
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	4000 m
<b>Floorspace</b>	196 sqm
<b>Plot size</b>	2448 sqm

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<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 600 000

Villa under construction in Labin area on a large territory!

Total surface of future villa is 196 sq.m.

Land plot around is 2448 sq.m.

Villa should be completed by the end of 2022.

On the ground floor there is an open space kitchen, dining room and living room, laundry room, two bathrooms, a dressing room, a bedroom and an auxiliary building with a bathroom designed for wellness.

On the upper floor there are three bedrooms on the first floor, two of which have access to the terrace, and two bathrooms.

Air conditioners are provided for heating and a fireplace is installed. The fireplace intended for the outdoor kitchen is placed on the terrace. The terrace on the ground floor will be covered, while the one on the first floor will not.

The villa benefits a swimming pool of 50 m<sup>2</sup>. The swimming pool beach will be from wood imitations.

The stated price refers to a ready house, with installed PVC carpentry and sanitary facilities. There will be laminate in the bedrooms, tiles in the bathrooms, and the ground floor, stairs and the corridor will be paved with Spanish marble. Italian marble will be installed on the terraces. A wall with integrated lights will be built along the access road and the access road itself is paved with granite blocks.

The price includes landscaping.

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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