

Villa

Labin, Istria



Ref	RE-U-20754
Type	Villa
Region	Istria > Rabac-Labin
Location	Labin
Front line	No
Sea view	No
Distance to sea	9000 m
Floorspace	176 sqm
Plot size	792 sqm
No. of bedrooms	5
No. of bathrooms	3
Price	€ 620 000

Modern new building with swimming pool within the complex of three new villas in Labin area cca. 9 km from wonderful beaches of Rabac.

On the southeastern coast of Istria, at the place where the green picturesque hills meet the sea, where nature and heritage come together, there are two towns of similar size, but with different but mutually complementary characters - Labin and Rabac. The Medieval town of Labin rises on a hill 320 m high, only five kilometers from the white pebble beaches in Rabac. Intertwined with rich history and mining that marked this region, Labin, which was declared an independent republic for a short time, is today a fascinating city of contradictions; old and new, history and present, tourism and art. In the vicinity of the town of Labin, a modern new building with a swimming pool is for sale.

Total area is 176 sq.m. Land plot is 792 sq.m.

The villa is characterized by quality construction and contemporary, modern design. The living space is clearly defined and maximally used and contains two residential units.

The larger residential unit consists of a living area with a kitchen, dining room and living room connected to the outside space by glass walls, three bedrooms, two bathrooms and a storage room.

The smaller residential unit consists of a living area with a kitchen, dining room and living room connected to the outside space by glass walls, two bedrooms and a bathroom. Cooling/heating of the house is ensured by a floor heating system via a heat pump and air conditioners.

Next to the villa, in the fenced and landscaped yard, there is a 27 m² swimming pool with a paved sun deck and a view of nature, and two parking spaces.

The property also has one-third co-ownership of the children's playground and additional parking for guests next to the house. The stated price refers to the turnkey phase, and there is also the possibility of buying a fully equipped and furnished property.

Given the convenient location, this property is an ideal opportunity for family life or as an investment for rental for tourist purposes.

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.

Property advantages:

- Swimming pool
- Storage
- Floor heating
- Urbanized
- Modern

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Price per m²:
3.523 €

Average price/m² of this type
in this region:
3.229 €

Median price/m² of this type
in this region:
3.327 €

Average price/m² of this type
in Croatia:
4.552 €

Median price/m² of this type
in Croatia:
3.950 €

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