

Villa

Labin, Istria



Ref	RE-U-24365
Type	Villa
Region	Istria > Rabac-Labin
Location	Labin
Front line	No
Sea view	No
Distance to sea	9000 m
Floorspace	250 sqm
Plot size	1400 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 1 000 000

Luxurious modern villa with an enchanting view in St.Bartul area near Labin, cca. 9 km from the beaches!

On the southeastern coast of Istria, where green hills meet the sea and where nature meets heritage, there are two towns of similar size, but with different but mutually complementary characters - Labin and Rabac. The picturesque town of Labin rises on a hill 320 m high, only four kilometers from the beautiful 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 town of contradictions; old and new, history and present, tourism and art.

Not far from Rabac and Labin, in the settlement of Sv. Bartul, this exclusive, detached, modern villa of 250 sq.m. with a swimming pool and a beautiful view of the old town of Labin and the surrounding hills is for sale. Villa spreads its living area through the basement, ground floor and first floor, thus creating a kitchen and living room with an open space concept, three bedrooms with their own bathrooms, a separate guest toilet, a recreation room and a wellness oasis, as well as a storage room and a garage. From the master bedroom and the living room there is an exit to a spacious terrace that offers a spectacular view of the greenery and the old town of Labin.

High-quality aluminum carpentry and aluminum glass walls provide this villa with enough light and insulating protection. It also includes video surveillance and an alarm. The air conditioners are equipped with a heating and cooling system that can be turned on and adjusted via Wi-Fi, and a system for automatic shutdown when the exterior joinery is opened. Floor heating - a heat pump is installed in all rooms.

The terrain of this charming villa extends over a plot of 1400 m² with a gentle slope that ensures complete privacy.

Villa is completely surrounded by its own fence, inside which we find a lot of greenery and planted plants with an automatic irrigation system, which makes a beautiful private oasis of peace. For refreshment on summer days, there is a beautiful swimming pool with a sunbathing area, and a fully equipped summer kitchen takes care of the gourmet part.

Three parking spaces and a garage are provided for your tin pets. Due to its location and fascinating view, this is an ideal investment opportunity to rent during the tourist season, but also for those who are looking for an ideal home, far from the hustle and bustle of the city, yet not too far from all amenities for life.

The distance from the first beach is 9 km, and the center of Labin is 4 km.

Completion of construction is 2025.

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:

Garage

Villa

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Swimming pool
Storage
Spa
Floor heating
Detached
Modern

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Price per m²:
4.000 €

Average price/m² of this type
in this region:
3.206 €

Median price/m² of this type
in this region:
3.298 €

Average price/m² of this type
in Croatia:
4.566 €

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

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