

# Villa

## Labin, Istria



<b>Ref</b>	RE-U-25090
<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>	10000 m
<b>Floorspace</b>	107 sqm
<b>Plot size</b>	853 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 415 000

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Traditional design villa with swimming pool in Labin area!  
Total area is 107 sq.m. Land plot is 853 sq.m.

The villa is being constructed in a traditional style as a one-story building with two bedrooms and two bathrooms. The living area consists of a kitchen, dining room, and a living room.

The villa will have heating and cooling provided by a heat pump, underfloor heating in the bathrooms, and for complete ambiance in the living area, a wood-burning fireplace is planned.

The house will be energy-independent, equipped with solar panels for electricity generation.

The spacious garden will be fenced and designed in a traditional Mediterranean style, featuring a large swimming pool with a well-maintained sunbathing area in the central part.

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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