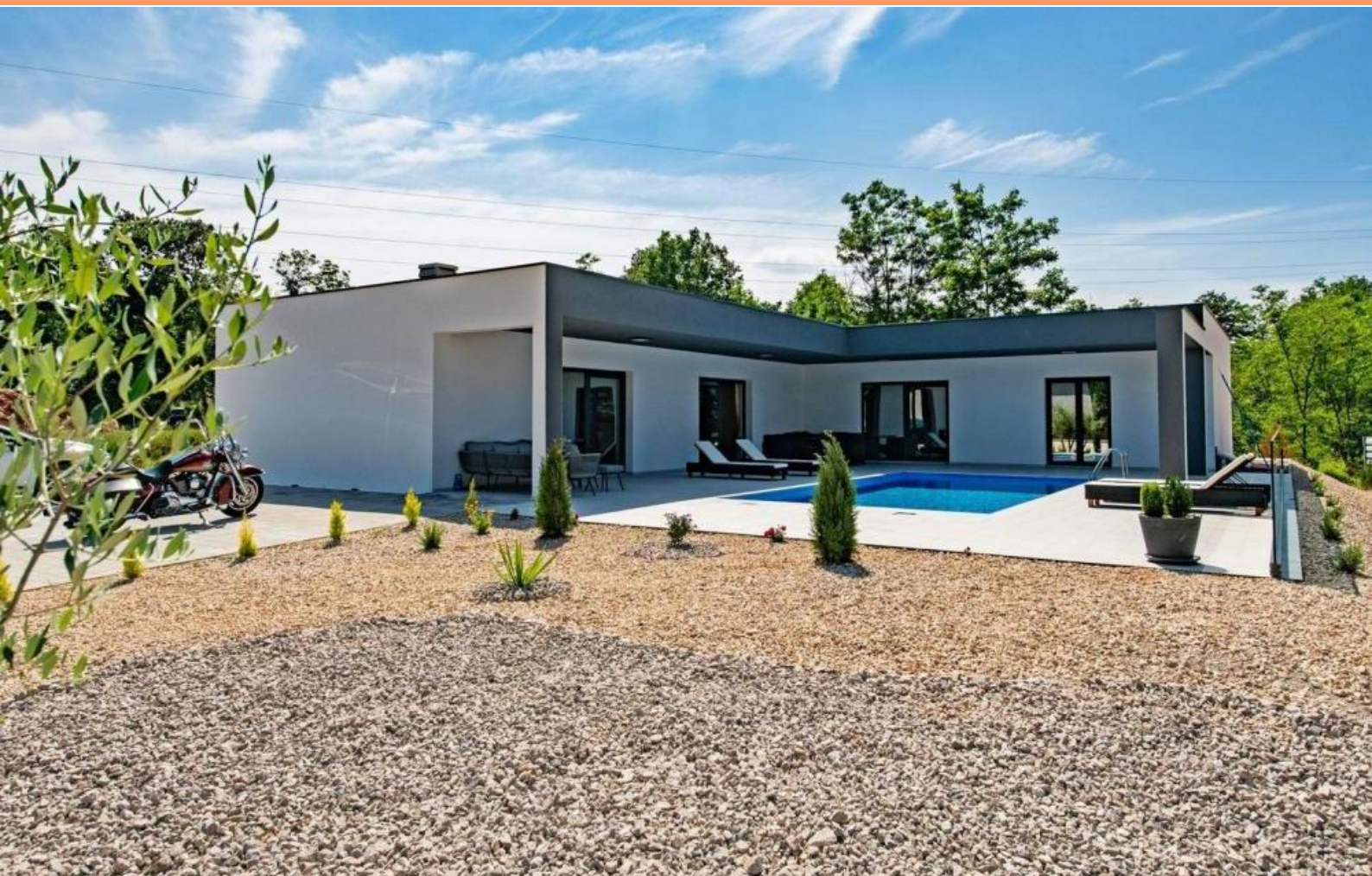


Villa

Labin, Istria



Ref	RE-U-26448
Type	Villa
Region	Istria > Rabac-Labin
Location	Labin
Front line	No
Sea view	No
Distance to sea	10000 m
Floorspace	187 sqm
Plot size	824 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 581 000

Villa

Labin, Istria



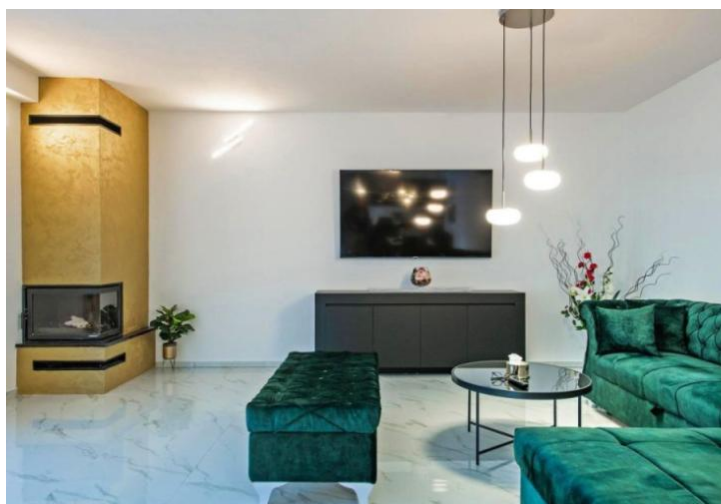
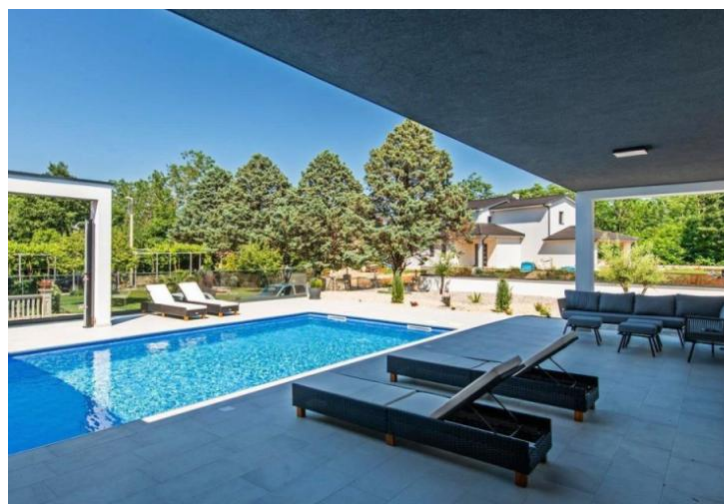
Elegant villa with swimming pool in Rabac area, 10 km from the sea!
Land plot is 824 sq.m. Villa is 187 sq.m.large.

The newly built in 2022-2023 one-story villa with clean lines was built with quality materials. The villa has carpentry with three-layer metallized glass, laminated internal doors and burglar-proof entrance doors. Thanks to the large glass surfaces, daylight is used to the maximum. The concept of an L-shaped floor plan is clearly defined. It is designed as two separate residential units of day and night space that can be folded together with a large terrace. The living area consists of a kitchen and dining room with a living area, while the night area consists of three bedrooms with private bathrooms. The floor plan is complemented by a hallway, a guest wc, a laundry room and a technical room. Heating/cooling of the house is provided by air conditioners, Nordic radiators and solid fuel stoves in salon space. The garden is fenced and landscaped and contains a heated salt water pool of 32 m² with a sun deck paved with R11 anti-slip ceramic and parking spaces. This modern villa with a modern architectural expression in an extremely quiet location is an ideal property for family life or as an investment opportunity for the purpose of tourist rental.

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

Labin, Istria



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Villa

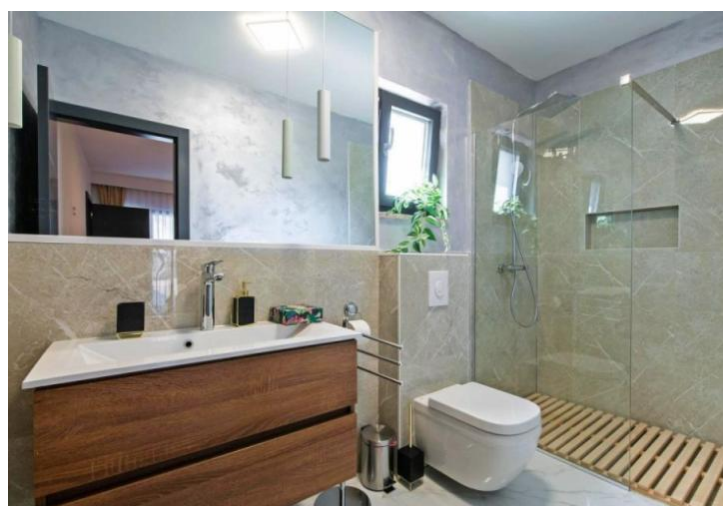
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