



Newly built villa in traditional Mediterranean style

335.000 €

2.043 €/m²

This beautiful villa is located in a quiet, rural environment 15 km from Rabac and the first beaches. The villa is built on a land of 1108 m², has a total living area of 164 m², and has 4 bedrooms with private bathrooms and spreads over three floors: basement, ground floor and first floor (marked on the map B). The villa is oriented to the west so you can follow every sunset. The villa is built in 2013, and special attention is paid to the interior and on the quality materials during construction. Also, the same owner is selling two neighboring villas marked on the map under C and A, and there is a possibility of buying an additional building plot of 5,000 m², ideal for building two more houses with a swimming pool. The ground floor consists of a bedroom with en suite bathroom, storage room, toilet, living room, top quality kitchen and a spacious dining room with access to a covered terrace. Internal stairs lead to the first floor where are three large, stylishly decorated bedrooms, each with its own bathroom.

Air conditioners with inverter are used for heating and cooling of the property, while sanitary water is heated by a solar system. The floors in the villa are made of quality Italian ceramics, and the exterior joinery is made of wood.

The basement has a total area of 20.5 m².

The yard is surrounded by an Istrian stone wall where is a sun deck, a children's corner and a swimming pool of 40 m². Two parking spaces are in the yard of the property.

The house is ideal for living or occasional living and is categorized with 4 stars and since 2013 has an average annual income of 22,000 € - 26,000 €.

Distance from the larger town of Labin is 10 km, services such as grocery shops, restaurants and bakeries are 3 km from the property. Pula Airport is 46 km away. Venice Airport is 248 km away and the nearest highway entrance is 30 km away.

Summary

Location	Labin	Property ID	2200
Price	335.000 €	Type	house

Area	164 m²	Land area	1.108 m²
Bedrooms	4	Bathrooms	4
Parking spaces	2	Parking spaces (garage)	-
Floor	ground floor	Orientation	South
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	2.043 €	Real estate transfer tax	3%
Energy certificate	B	Subtype	detached, family house, villa

Distances

Center	3 km
Near a bigger city	10 km
Pula airport	46 km
Venezia airport	248 km
Sea	15 km
Store	3 km

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