

MEDITERANSKA LUKSUZNA VILA S GRIJANIM BAZENOM OKRUŽENA PRIRODOM, Labin, Haus



Verkäuferinformationen

Name: Ars nekretnine
Vorname: Ars
Nachname: nekretnine
Firmenname: Ars nekretnine
Service Type: Selling and renting
Website: <https://www.ars-nekretnine.hr>
Land: Croatia
Region: Istarska županija
City: Labin
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Über uns: Die Agentur ARS ist eine

lizenzierte Agentur zur Vermittlung von Immobilien, die im Jahre 1992 gegründet wurde. Die Agentur ist auf dem Gebiet Istriens tätig, insbesondere im östlichen Teil Istriens, in der Umgebung von Labin und Rabac.

Unsere Agentur wurde im Jahre 2003 in das Goldene Buch der kroatischen Unternehmen aufgenommen, und im Jahre 2009 wurde sie in das bei der Kroatischen Wirtschaftskammer geführte Register der Vermittler im Immobilienverkehr eingetragen.

Unsere langjährige Erfahrung ermöglicht uns, unseren Kunde eine professionelle Dienstleistung „vom Anfang bis zum Ende“, sowie individuelle Beratung zu gewährleisten, ohne Rücksicht darauf, ob sie ein neues Haus oder eine

Immobilie zur Investierung
suchen.

In den letzten Jahren hat es
viele Änderungen an relevanten
Immobilienetzen und
Vorschriften gegeben, aber wir
achten besonders darauf, uns
ständig fortzubilden, damit wir
unsere Kunden in allen
Abschnitten des Kaufvorgangs
kompetent betreuen und beraten
können. Integrität, Genauigkeit,
Gründlichkeit und
Zuverlässigkeit sind die
Qualitäten, auf die wir höchsten
Wert legen.

Wir sind auch nach
Vertragsabschluss für unsere
Kunden da. Diese melden sich
sehr oft bei uns, immer wenn
sich die Gelegenheit dazu
bietet. Unsere Freundlichkeit
und Zuvorkommenheit prägen
alle Immobiliengeschäfte, die
wir vermitteln.

Durch eine jahrelange
Zusammenarbeit mit unseren
Partneragenturen auf dem
Gebiet Istriens und Dalmatiens,
sowie in Rijeka, gelingt es uns,
für unsere Kunden sehr schnell
geeignete Immobilien zu
finden.

Der Kauf von Immobilien ist
eine wichtige Investition, so
dass wir als Vermittler immer
zwischen den individuellen
Bedürfnissen und Wünschen
der Verkäufer und Käufer
balancieren. Es ist unsere
Pflicht, im besten Interesse

beider Seiten zu handeln.

Anzeigendetails

Allgemein

Titel:	MEDITERANSKA LUKSUZNA VILA S GRIJANIM BAZENOM OKRUŽENA PRIRODOM
Immobilie zur:	Verkauf
Quadratfuß:	233 m ²
Grundstücksgröße:	3599 m ²
Schlafzimmer:	5
Preis:	875,000.00 €
Erstellt:	16.07.2024

Zustand

Zustand:	Bewohnbar
Baujahr:	2017
Letzte Renovierung:	2023

Standort

Land:	Croatia
Staat / Region / Provinz:	Istarska županija
Stadt:	Labin
Siedlung:	Labin
Postleitzahl:	52220

Genehmigungen

Baugenehmigung:	ja
Prüfbescheinigung:	ja

Zusätzliche Informationen

Energieeffizienz:	A
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Heizung

Heizungsart:	Zentralheizung (eigenen) Rohbrennstoff
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Beschreibung

Zusätzliche Informationen:	Welcome to your new luxurious oasis, surrounded by green oak forests and picturesque vineyards! This fairytale villa fulfils all your dreams: a breathtaking secluded location in the midst of nature, a refreshing swimming pool, a spacious
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terrace with sun deck and above all absolute privacy. Thanks to its prime location near the sea and the tourist town of Labin, you can enjoy the benefits of a quiet residential area surrounded by nature and yet be in a vibrant town in just a few minutes. The spacious style of the villa offers you a unique living feeling with plenty of space and a harmonious connection between indoor and outdoor areas. Immerse yourself in the natural surroundings and find relaxation in your own private paradise!

Ambience The villa was built in 2017 in the style of a luxurious southern villa. Its outstanding feature is its secluded location in the middle of nature, on the edge of a small oak forest and surrounded by vineyards, meadows and fields. The house is located on an agricultural area outside, which means that the secluded location will be preserved in the future. In the immediate vicinity of the house stretches the deeply cut valley of the "Rasa", which invites to extensive walks and hikes. The generous living space of 233 m² in total extends over two floors and comprises 5 bedrooms, 5 bathrooms as well as a spacious open-plan living and dining area with a modern kitchen. The house is elegantly furnished and exclusively equipped.

Location Villa is located in Šumber, about 8 km from the historic old town of Labin. It is located off the nearest road and can only be reached via a private path. The impressive property extends over 3.599 m² where you can enjoy absolute privacy and still appreciate the proximity to the town. The historic town of Labin with its cosy street cafés, first-class restaurants and historic flair can be reached by car in just 10 minutes. In Labin Center you will find all shopping facilities, including branches of well-known discounters such as Lidl, Spar, Konzum and Plodine. Drugstores such as DM and Müller as well as all the usual specialist shops for daily needs are also available here. A special highlight is the fish market, which also houses a farmers' market with fresh fruit and vegetables. Medical care in Labin is excellent, with general practitioners, dentists and pharmacies. There is also an emergency medical centre in the Labin Centre, which is staffed around the clock. The nearest hospitals are in Pula and Rijeka, both only about 45 to 1 hour drive away. The sea... The turquoise sea with its white pebble beaches is only about 14 kilometres away - the tourist town of Rabac with its extensive beach promenade, numerous bars and nightclubs. The region is extremely attractive for tourists and a real insider tip!

Transport connections and arrival Istria is excellently connected to Germany and Austria via the Tauern motorway and the Karawanken tunnel. The drive from Munich takes about 6.5 hours, while you can get here from Vienna in just under 6 hours. This means that a short holiday over a long weekend is quite feasible. The nearest international airport is Pula, which is about 40 km away. From here there are direct flights to many international airports. The roads from the motorway to Labin are well developed making the journey comfortable and uncomplicated.

Condition of the property You are purchasing a property that has been renovated over the last two years with extensive planning and exceptional attention to detail. All the interior furnishings were completely renewed in 2023, and the new items stand out for their above-average quality. They come exclusively from renowned brand manufacturers. The villa is comprehensively equipped with everything you need for living. This means that the house can be rented out and lived in at any time

without the need for additional purchases. The house is not only energetically up to date, but also has a class A energy certificate. In terms of energy efficiency, this house is optimally equipped for the future. It has solar domestic water heating, a photovoltaic system with battery storage and an approved grid withdrawal capacity of 22 kW. In addition, a charging station for electric cars is already installed. You do not need any additional investment to make the house fit for the future!

Ground floor The large, open living and dining area with kitchen is furnished with fine oak furniture in a modern style. Everything is available in terms of technology: satellite/smart TV, music system, DVD, playstation and even an Alexa with Amazon Prime. So, entertainment is provided on a rainy day, and for the more active there is also a football table or a tennis table. A large panoramic door leads from the living area outside to the terrace and pool. The living area leads directly into the modern dining area, where there is a large oak table for 10 people. Another panoramic door leads into the garden and onto the lawn. The kitchen is also a highlight, it is equipped with everything: all electrical appliances such as oven, hob, fridge-freezer, microwave, dishwasher, toaster and even a fully automatic coffee machine. The kitchen with all cooking utensils and the crockery are of high quality. On the ground floor there are two bedrooms, one of which has direct access to the pool terrace and the garden.

Upper floor A staircase leads to the first floor, where there are three bedrooms. Alexa and SAT-TV are standard. One bedroom has its own balcony. All the furnishings are of absolutely high quality and in keeping with the flair of the house.

Bedrooms The villa has a total of 5 bedrooms with en suite bathrooms. Solid oak beds, exclusive spring mattresses and fine satin bed linen are standard and guarantee a good night's sleep. Oak parquet floors in and air-condition in all rooms. The windows are fitted with fly screens and can be protected from the midday sun with folding shutters, so that it always stays pleasantly cool in the room. In addition, there are curtains for darkening. All bedrooms have their own satellite TV. One bedroom on the upper floor has its own balcony with a seating area where you can end the day comfortably with a glass of wine. One bedroom on the ground floor has access to the veranda with the whirlpool. All bedrooms have their own en suite bathroom with shower and WC. Enjoy the luxurious ambience!

Regenerative technology Photovoltaic system with an output of 10 kW, equipped with a battery storage system E-car charging station

Multimedia, SAT SAT system for ASTRA and HOTBIRD. SAT distribution network in all bedrooms and living area SAT-TV in all bedrooms Large-screen TV and all associated multimedia technology (sound system, DVD, games console, etc.) in the living room

Internet and network technology The connection is via LTE (prepared for fibre optics). New internet router "Fritz Box". Mesh network in the house secure supply via WLAN in all rooms and also in the outdoor area. Zigbee network for home automation. There is an "Alexa" in every room for streaming music and films with a connection to Amazon Prime. Home automation for lighting control

Pool and outdoor facilities Heat pump for pool heating Outdoor shower Automatic irrigation system

Security technology Video doorbell with internet connection. 3 outdoor cameras with motion detection and internet connection. 7 indoor cameras with

UPS, motion detection and internet connection. The indoor cameras are portable and can be removed during the rental season. Alarm system with internet connection. All windows and doors are monitored, glass breakage detectors at the panorama doors and motion detectors in all rooms. Heating and air conditioning Pellet heating system. Electrical connection power 22 kW LED lighting technology. In every room, including the 5 bedrooms, there is an air conditioner for cooling and dehumidification, with a total cooling capacity of 14.5 kW. These air conditioners can also be used for heating in winter, with a total heating capacity of 19 kW. In addition, the house now has pellet central heating, making the villa ideal for stays in spring, autumn and winter. All rooms and bathrooms are heated. On the ground floor and the upper floor, the temperature is controlled by separate regulators. Hot water can be provided either by solar panels, electric heating or the pellet heating system, ensuring a flexible and efficient supply. Drinking water treatment The house is connected to the local water supply and has a filter station with pressure regulator and UV drinking water disinfection at the feed point. If required, a chlorine dosing system can be connected at the beginning of the season to disinfect the entire house installation. The drinking water quality is impeccable and is ensured by regular drinking water tests. At the end.... This villa is an exceptional luxury property in pristine condition, offering a blend of elegance and modern amenities. Nestled on the edge of a serene forest, the villa boasts a natural setting, enhanced by hedges that provide a high level of privacy. Despite its tranquil location, the city is just a 10-minute drive away, where you can find all essential shops, including bakeries, food discounters, farmers' markets, butchers' shops, shopping centres, drugstores, and specialist shops. The villa is equipped with comprehensive air conditioning and heating systems, making it suitable for year-round use. Currently, it is also available for tourist rentals. The wellness area, featuring a 36 m² pool and jacuzzi, offers maximum comfort and relaxation. The property is outfitted with numerous technical refinements, such as a drinking water treatment system, a photovoltaic system, and a wallbox for electric cars. Security is a top priority, with an alarm system and cameras with cloud video recording to deter uninvited guests. This villa truly represents the pinnacle of luxury living, combining privacy, convenience, and state-of-the-art amenities.

Weitere Kontaktdaten

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