

## Labin, prekrasna vila s bazenom., Labin, House



### Seller Info

Name: Velvet Realestate  
E-mail: [info@velvet-realestate.hr](mailto:info@velvet-realestate.hr)  
First Name: Velvet  
Last Name: Realestate  
Company: Velvet Realestate  
Name:  
Service Type: Selling and renting  
Additional: [info@velvet-realestate.hr](mailto:info@velvet-realestate.hr)  
Email:  
Website: <https://www.velvet-realestate.hr>  
Country: Croatia  
Region: Istarska županija  
City: Labin  
City area: Labin  
ZIP code: 52220  
Address: Rudarska 1  
Mobile: +385 95 584 4479  
About us: Velvet nekretnine agencija djeluje napodručju Istarske županije, gdje u svojoj ponudi objedinjuje kvalitetne, provjerene i vrhunske nekretnine. Tim agencije uključuje kako iskusne, tako i agente pripravnike čiji je cilj učiniti vašu kupnju/prodaju ugodnim iskustvom.

### Listing details

#### Common

Title: Labin, prekrasna vila s bazenom.  
Property for: Sale  
House type: detached  
Property area: 210 m<sup>2</sup>  
Lot Size: 1160 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 6  
Bathrooms: 4  
Price: 599,000.00 €  
Updated: Jul 31, 2023

## Condition

Built: 2016

## Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Labin  
City area: Labin  
ZIP code: 52220



## Additional information

Energy efficiency: In preparation

## Parking

Number of parking spaces: 3

## Description

Description: Labin, a beautiful villa with a swimming pool. The site of today's picturesque town of Labin, located on a hill 320 meters high, only about 3 kilometers from the sea, was, apparently, inhabited as far back as 2000 BC. Rarely does the richness of architecture and cultural-historical monuments combine so charmingly with the numerous art studios and the breath of youth that gathers here. After a walk through the streets of the Old Town, visit the City Museum with the archeological and ethnological collection and model of coal mine unique in this part of Europe, peek into art studios, enjoy the beautiful view from the city Fortica to the sea, Rabac, Kvarner and Kvarner islands. Distant 7 km from the center of Labin, surrounded by vineyards and green nature this beautiful villa offers a quiet and peaceful location only 10 km from the sea and the well-known tourist center Rabac, with beautiful beaches, promenades, nature, and a feeling of Mediterranean as it once was. Labin, a beautiful villa with a swimming pool offers a garden with outdoor BBQ facilities Enough parking spaces, and lovely views of the surrounding greenery and vineyard. A number of restaurants, cafes, and supermarkets can be found nearby This villa with 210 sqm consists of two floors. On the ground floor, you will find a fully equipped kitchen with a dining area, a spacious living room which also houses a lovely fireplace, 2 bedrooms with private bathrooms, and a separate toilet and pantry. An internal staircase leads to the upper floors where are two bedrooms each with a bathroom, and a covered balcony with beautiful views. Next to the balcony, there is a home gym with a toilet. On a land plot of 1160 sqm, next to the pool and bbq zone with garden furniture, there is also a children's playtime corner with a trampoline. The maintained lawn completes the impression of this excellent property. During the construction of this villa, special attention was paid to the details. Heating and cooling is via a fain cooler and heat pump, and in the living room, is a fireplace.

The covered terrace is bordered by a traditional dry stone wall with hand-worked stone, the terrace is followed by a swimming pool of 32 sqm with a beach. A well-maintained green fence surrounds the garden. This property can be an ideal opportunity to escape from the hectic city lifestyle, surrounded by greenery and almost untouched nature. ID CODE: 378

### **Additional contact info**

Reference Number: 423858

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