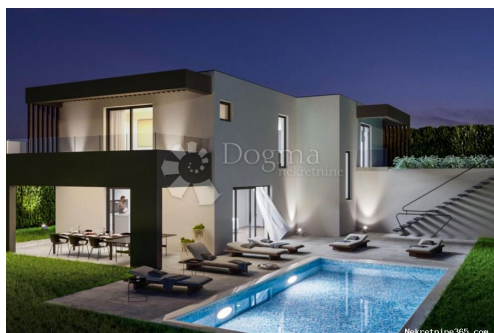


## DIVNA VILLA SA BAZENOM, NOVOGRADNJA, Labin, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	DIVNA VILLA SA BAZENOM, NOVOGRADNJA
Property for:	Sale
House type:	detached
Property area:	220 m <sup>2</sup>
Lot Size:	814 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	577,000.00 €
Updated:	Apr 15, 2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Description

Description:	<p>The Istrian peninsula is the largest green oasis of the northern Adriatic. The mild Mediterranean climate, mythical landscapes, indented sea coast will delight every nature lover. One of the many hills is guarded by the medieval town of Labin. At 320m above sea level, where from the highest point of the Fortress there is a wonderful view of Kvarner and only a few kilometers away is Rabac, a small tourist destination that attracts many visitors every year. Close to the city center, just a few minutes' drive from the city center in a quiet village, there is this above all quality and modern villa with a swimming pool. In an excellent location that provides privacy and intimacy to the future owners, it is located on an area of 814m<sup>2</sup>, extending to 200m<sup>2</sup> through the ground floor and first floor. It will contain 2 to 3 parking spaces. The open space trend was used in the arrangement of the spacious ground floor, which greatly contributed to the functionality and harmony of the interior, thereby making maximum use of the space and connecting the living room with the dining room and kitchen. There is also a storage room and a guest toilet on the ground floor. Glass walls on one side provide access to a</p>
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covered terrace with outdoor dining and barbecue, while on the other side the exit extends to the sun deck and pool beach. The ground floor is connected to the first floor by internal and external stairs. On the first floor, there will be three bedrooms with private bathrooms and access to the terrace, as well as a study that you can repurpose according to your needs. The expected completion of the works is expected at the beginning of 2023. The villa will have a fireplace for heating and will be fully equipped with air conditioning inverters. The villa offers its future owners a wonderful place for a peaceful family life or a profitable property if you want to engage in tourism or tourist rental in order to return the invested funds faster. For any additional information and/or viewing, contact with confidence licensed real estate agents with many years of experience in real estate transactions: LORENA KOGEJ Licensed agent Mobile 091/738-7200 Telephone 052/639-276 [lorena.kogej@dogma-nekretnine.com](mailto:lorena.kogej@dogma-nekretnine.com) SANDRA MILETIĆ Licensed agent Mobile 091/988-5843 Telephone 052/639-276 [sandra.miletic@dogma-nekretnine.com](mailto:sandra.miletic@dogma-nekretnine.com) ID CODE: IS105639

### Additional contact info

Reference Number: 436476  
Agency ref id: IS105639