

## Istra, Labin, Okolica, Moderna prizemna vila, 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 Name: Velvet Realestate  
Service Type: Selling and renting  
Additional Email: [info@velvet-realestate.hr](mailto:info@velvet-realestate.hr)  
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: Istra, Labin, Okolica, Moderna prizemna vila  
Property for: Sale  
House type: detached  
Property area: 210 m<sup>2</sup>  
Lot Size: 2188 m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 4  
Price: 630,000.00 €  
Updated: Jul 31, 2023

#### Condition

Newbuild: yes  
Built: 2023

## 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: 4

## Description

Description: Istria, Labin, Surroundings, Modern single-storey villa. The picturesque town of Labin, located on a hill 320 meters high, only about 3 kilometers from the sea and the beautiful white pebble beaches in Rabac, was apparently inhabited as early as 2000 BC. Rarely, the richness of nature, heritage, architecture and cultural-historical monuments is so charmingly combined with numerous art studios. Visit the City Museum with an archaeological and ethnological collection and a model of a coal mine unique in this part of Europe, take a look at the art studios, enjoy the beautiful view from the city Fortizza of the sea, Rabac, Kvarner and the islands. In a quiet area, in the vicinity of the town of Labin, is located this wonderful modern villa (180 sqm) under construction. It consists of a spacious open living space with a living room, kitchen and dining room, with access to a stone-paved terrace. 4 bedrooms, each with its own bathroom, toilet and storage. The living room opens onto a spacious garden with a landscaped lawn, a swimming pool, a summer kitchen and a stone-paved terrace ideal for summer get-togethers. The micro location of this modern villa under construction is quiet, about 12 km away from Labin. The property is under construction and is being sold as is, with the price being adjusted depending on the level of completed works. Next to the main building there is an auxiliary building of 30 sqm, which is designed as a summer kitchen, next to the swimming pool with the beach. Heating is provided with air conditioners with a heat pump. The property is reached by a smaller and less trafficked road. Access to the building is from the rear, where a sufficient number of parking spaces is provided. The location of the villa on the property is well thought out and the green garden is located in front of the building, offering the future owner the feeling of a pleasant green environment. Istria, Labin, Surroundings, Modern single-storey villa with large garden is located in a beautiful, quiet and pleasant location, about 15 minutes' drive from the city

and city facilities. ID CODE: 670

### **Additional contact info**

Reference Number: 437562  
Agency ref id: 670