

## Istra, Labin, lijepa vila s bazenom, novogradnja, 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, lijepa vila s bazenom, novogradnja  
Property for: Sale  
House type: detached  
Property area: 182 m<sup>2</sup>  
Lot Size: 1242 m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 4  
Price: 690,000.00 €  
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

## Heating

Central heating: yes

## Parking

Number of parking spaces: 3

## Description

Description: Istria, Labin, beautiful villa with pool, new building. 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 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. In a quiet area, near the town of Labin, just a few minutes drive from the city center, is located this beautiful villa with pool. In a pleasant environment of green nature and several newly built houses and villas. It gives the future owner a sense of privacy and peace, close enough to the city and all city facilities. The project of this villa is modern well designed and laid out in the immediate environment. The expected completion date of this beautiful villa is the beginning of 2023. Istria, Labin, beautiful villa with pool, new building consists of two floors. On the ground floor there is a spacious living room, kitchen with dining area, one bedroom with bathroom, separate toilet and storage. Upstairs are 3 bedrooms (each with its own bathroom) and a large terrace. From the living room and kitchen there is an exit to a spacious covered terrace, with enough shade in the summer months, the terrace continues to the pool with sun deck. In a well-designed villa project, the impression of spaciousness is complemented by large windows with lots of light. For heating purposes, underfloor heating will be installed, along with a solid fuel fireplace. In addition to

the above heating, the villa will also have air conditioning with a heating and cooling system (inverter). First class ceramics in the bathrooms and living room of the villa, while the rooms are provided with massive quality parquet. Large garden next to the pool and sun deck, will have a BBQ / barbecue area, and the rest of the garden will be landscaped. Parking for 2 to 3 cars is provided. The villa is for sale finished, ready to use, the price includes VAT and no real estate transfer tax is paid. The micro-location of the villa is suitable for use as a villa with a swimming pool for rent with the possibility of an excellent return on investment. Given the proximity of the city and all urban facilities, the house can be almost ideal for family life in a quiet environment, but still close enough to all modern urban needs. ID CODE: 690

### Additional contact info

Reference Number: 438342  
Agency ref id: 690