

## Labin, prekrasna tradicionalna vila s otvorenim pogledom, Labin, House



### Seller Info

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Country: Croatia  
Region: Istarska županija  
City: Labin  
City area: Labin  
ZIP code: 52220  
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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 tradicionalna vila s otvorenim pogledom  
Property for: Sale  
House type: detached  
Property area: 182 m<sup>2</sup>  
Lot Size: 2050 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 5  
Bathrooms: 4  
Price: 1.00 €  
Updated: Jul 31, 2023

## Location

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

## Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



## Additional information

Energy efficiency:	In preparation
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## Heating

Central heating:	yes
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## Parking

Number of parking spaces:	4
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## Description

Description:	<p>Istria, Labin, a beautiful traditional villa with an open view. 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 early as 2000 BC. Rarely does the wealth of architecture and cultural-historical monuments combine so charmingly with numerous art studios and the breath of youth that gathers there. After a walk through the streets of the Old Town, visit the City Museum with an archaeological and ethnological collection and a coal mine model unique in this part of Europe, take a look at the art studios, enjoy the beautiful view from the city's Fortica to the sea, Rabac, Kvarner and the islands of Kvarner. Labin, a beautiful traditional villa with an open view is located about 7-8 km west of the center of Labin. Located within a green zone with only a few buildings nearby, excellently integrated into the immediate environment. This beautiful traditional villa is furnished with modern furniture, which with a lot of attention and attention to detail has merged with the traditional flair of this beautiful property. Labin, a beautiful traditional villa with an open view is spread over two floors. The living area of the villa on the ground floor consists of a spacious living room, a kitchen with a dining room, and a toilet. From the living room of this villa, you can access a comfortable terrace in the extension, which is a 28 m2 swimming pool with a sun</p>
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deck. An internal staircase leads to the upper floor with 4 bedrooms, each with its own bathroom. There is also a sauna on the first floor and access to a spacious terrace with an open and beautiful view. As part of the covered terrace on the ground floor, there is also a barbecue built in stone. The villa is air-conditioned and heated by 6 fan coolers with a heat pump. During the construction, attention was paid to the quality of the construction and the details of the arrangement by choosing quality materials. The horticulturally landscaped garden with a sunbathing area and swimming pool also has a sufficient number of parking spaces. The yard is all fenced and well protected from view. The impression of comfort and freshness of the garden landscaped in the park during the summer is also made possible by the irrigation system. The villa is sold furnished and equipped, ready for use. Located in a pleasant and quiet location, this villa also offers the possibility of excellent guaranteed rental income, it is also very suitable as a home for family life in a quiet green environment but close enough to the city's urban amenities. ID CODE: 835

### Additional contact info

Reference Number: 443109  
Agency ref id: 835