

## Pametna kuća sa bazenom u mirnom okruženju, Labin, House



### Seller Info

Name: Dogma Nekretnine  
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Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
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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:	Pametna kuća sa bazenom u mirnom okruženju
Property for:	Sale
House type:	detached
Property area:	180 m <sup>2</sup>
Lot Size:	710 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Bathrooms:	2
Price:	550,000.00 €
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

### Additional information

Energy efficiency:	In preparation
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### Parking

Garage:	yes
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### Description

Description:	Only a few minutes' drive from the center of Labin and about 10 minutes' drive from the first beaches, there is this beautiful villa with a swimming pool under construction. The area of 180m <sup>2</sup> will extend through the basement with garage, ground floor and first floor. The partial basement of the villa, which is connected to the ground floor by internal and external stairs, will consist of a garage, a storage room, a technical room, a laundry room and a storage room. On the ground floor there is an imaginary living area with one bedroom and bathroom, guest
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toilet, kitchen with dining room and living room, from which there is an exit to the covered terrace with outdoor dining and kitchen and the beach of the overflow pool with salt water and a shallow water area, total surface area 36m<sup>2</sup>. The garden and the entire yard will be fenced and landscaped with lawn and Mediterranean plants with automatic irrigation. The first floor of the villa would contain two more bedrooms with attached bathrooms and access to the Zajenica terrace. In a modern style with Mediterranean elements, on the edge of the construction zone, surrounded by vacation homes, it offers peace and intimacy to its future owners. Furnishing with high-quality materials as well as modern smart home technology is planned (electric blinds, central light switch, video surveillance and alarm). Installation of the first phase of the heat pump, air conditioning, underfloor heating and pool heating is planned. As the property is currently in the construction phase, you as the future owner can participate in the selection of floor coverings, walls and facade, as well as other additional features. The property is secluded and is truly the perfect combination of peace and a quick return to the hustle and bustle of content. An opportunity for every lover of untouched nature or an investment with a quick return on invested funds! Fascinating heritage, authentic way of life, top-quality food are only part of the spectrum of what the east coast of the Istrian peninsula has to offer. At 320m above sea level above the traditional tourist destination of Rabac, the medieval town of Labin is located. The spectrum of what is offered, regardless of whether you are in the spirit of exploration or looking for an oasis for a real vacation, this small town near the city center will provide you with a peaceful haven. For any additional information and/or viewing, contact with confidence a licensed real estate agent 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 Agent s licencom Mob 091/988-5843 Telefon 052/639-276 [sandra.miletic@dogma-nekretnine.com](mailto:sandra.miletic@dogma-nekretnine.com) ID CODE: IS1507429

## Additional contact info

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