

## Moderna vila s bazenom na mirnoj lokaciji, Labin, Labin, House



### Seller Info

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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: Moderna vila s bazenom na mirnoj lokaciji, Labin  
Property for: Sale  
House type: detached  
Property area: 187 m<sup>2</sup>  
Lot Size: 710 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 6  
Bathrooms: 3  
Price: 550,000.00 €  
Updated: Jul 31, 2023

## Condition

Newbuild: yes

## Location

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

## Permits

Ownership certificate: yes

## Additional information

Energy efficiency: In preparation



## Parking

Garage: yes  
Number of parking spaces: 2

## Description

Description: The small town of Labin is located on the east coast of Istria on a hill 320 meters high, only three kilometers from the sea. It was already inhabited in the second millennium BC. The old town is full of artistic charm and studios, which are best visited in the summer during the two-month festival of culture and art – Labin Art Republic. The cycling paths in the vicinity of Labin will introduce you to the natural beauty, wine roads, history and ancient legends of this region. The nearby Rabac beaches with pearl pebbles and crystal clear sea are known as the most beautiful in Istria. Only a few minutes' drive from the center of Labin is a detached house under construction for sale. The house has a total area of 187 m<sup>2</sup>, distributed through the basement, ground floor and first floor. In the basement there will be a garage, a technical room, a storage room and a laundry room. The ground floor will consist of a kitchen, a dining room, a living room, a toilet and a bedroom with a bathroom, while on the first floor there will be 2 bedrooms with private bathrooms that have access to a common terrace. The furnishing of the house is planned with modern smart home technology (electric blinds, central light switch, alarm system and video surveillance) and the preparation of the first phase of air conditioning, underfloor heating, heat pump and pool heating. The house is under

construction and the future owner can participate in the decoration, choice of colors and materials. On the 710 m2 plot, there will be a terrace with a summer kitchen, a 36 m2 swimming pool, green areas with irrigation and 2 parking spaces. The location is perfect as an investment for tourist purposes, but also for life of a modern family. ID CODE: 1093

### **Additional contact info**

Reference Number: 464898

Agency ref id: 1093