

## Moderna Vila s bazenom i ljetnom kuhinjom, Labin, House



### Seller Info

Name: Velvet Realestate  
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Company Name: Velvet Realestate  
Service Type: Selling and renting  
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Website: <https://www.velvet-realestate.hr>  
Country: Croatia  
Region: Istarska županija  
City: Labin  
City area: Labin  
ZIP code: 52220  
Address: Rudarska 1  
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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 i ljetnom kuhinjom  
Property for: Sale  
House type: detached  
Property area: 270 m<sup>2</sup>  
Lot Size: 1109 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 5  
Bathrooms: 5  
Price: 500,000.00 €  
Updated: Jul 31, 2023

## Condition

Built: 2020

## 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: 2  
Covered parking space: yes

## Description

Description: The site of today's picturesque town of Labina, 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 mine model unique in this part of Europe, take a peek into the art studios, and enjoy the beautiful view from the city's Fortress of the sea, Kvarner and the islands of Kvarner. In a quiet village 6 km from the center of Labin and 15 minutes' drive from the tourist center of Rabac, this modern villa with a total living area of 270 m<sup>2</sup> is located on 2 floors. This villa was built in 2020, it is a low-energy prefabricated type of construction with excellent insulation characteristics of the building. The heating and cooling of this villa is via a fan coil with a heat pump, and solar collectors are used to heat the water. This beautiful villa on a fenced plot of 1109 m<sup>2</sup> consists of 4 bedrooms with private bathrooms, an additional guest toilet, an open kitchen with an island next to the dining room overlooking the pool and a living room with access to a large covered terrace. The villa is sold fully furnished and ready for use. In the garden, in addition to a beautiful swimming pool with salt water, there is also an auxiliary building, a summer kitchen with a toilet. In addition to covered parking, there is also a children's playground and a spacious sunbathing area on the landscaped and fenced garden. The location of this property is excellent, in the vicinity of Labin, for year-round use, but also for use as a villa with pool for rent. Dear clients, the agency commission is charged in accordance with the general business conditions:  
<https://velvet-realestate.hr/opci-uvjeti-poslovanja/> ID CODE: 5

## Additional contact info

Reference Number: 483540

Agency ref id: 5