

ISTRA, RABAC - Impozantna vila sa senzacionalnim pogledom, Labin, House



Seller Info

Name: Agencija Dux nekretnine
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First Name: Agencija
Last Name: Dux nekretnine
Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed
- because our mission is more
than just a job.

Listing details

Common

Title:	ISTRA, RABAC - Impozantna vila sa senzacionalnim pogledom
Property for:	Sale
House type:	detached
Property area:	345 m ²
Lot Size:	1156 m ²
Bedrooms:	6
Bathrooms:	4
Price:	1,930,000.00 €
Updated:	Jun 26, 2024

Condition

Newbuild:	yes
Built:	2022

Location

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

Permits

Building permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	A+
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Heating

Central heating:	yes
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Parking

Number of parking	3
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spaces:

Covered parking space: yes

Description

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ISTRIA, RABAC - An impressive villa with a sensational view On the southeastern coast of Istria, at the place where green hills meet the sea, where nature and heritage come together, there are two towns of similar size, but with different, but mutually complementary characters - Labin and Rabac, just five kilometers apart. Rabac, due to its white pebble beaches, rich Mediterranean vegetation and crystal clear sea, has been called the pearl of Kvarner. Once a small fishing village, today Rabac is an attractive tourist destination that hides a wealth of cultural events in a network of colorful streets. The green surroundings of Rabac and the picturesque hinterland invite you to adventure, research and recreation throughout the year. Not far from Rabac and Labin in a small settlement by the sea, a sensational villa with an impressive view is for sale. It is located among Mediterranean greenery in a quiet village on a hill with a view of the endless Adriatic Sea and islands. It represents a hedonistic property combining contemporary aesthetics with timeless materials resulting in a sophisticated blend of modern design, traditional Istrian architecture and enchanting nature. In addition to the harmonious combination of traditional and modern materials, this elegant property unites the openness to the infinite horizon of the sea expanses with panoramic glazing of the rooms while at the same time firmly creating a harmonious connection with the surrounding nature with extensive green roofs and natural materials. It is characterized by an excellent spatial organization of the exterior and interior. The interior is a perfect symbiosis of luxury and comfort - it consists of two floors with room heights of up to 4.5 meters and a usable living area of 265.67 m². The upper level contains a spacious, light-filled living area that unites the living room, dining room and kitchen. A covered terrace extends along the entire length of the living area, which serves as an exclusive continuation of the open-air living room with a summer kitchen to which the sunbathing area of the 39 m² (13x3) infinity pool extends. As part of the upper level, there is also a separate facility consisting of a storage room and a comfortable space with a bathroom that the future owner can use according to personal preferences (wellness, study room, guest house). The lower level represents the night area, which consists of three comfortable bedrooms with their own bathrooms. As part of the lower level, there is a room with a separate entrance that could be used as a fitness area or additional storage. The useful spaces that complement the floor plan are a guest toilet, a storage room, a laundry room and a utility room. The unobtrusive environment of eternally luxurious greenery of Mediterranean plants and lawns of the fenced garden is provided by an automatic irrigation system. Additional benefits of the property: - terrace around the pool made of teak and natural Kirmenjak stone with a flame finish - windows Schüko Profile AWS 65 aluminum construction with triple protection Argon Ug 0.6 E/m²K - internal doors made of Profile Real Thermo T65 aluminum construction, custom-made security doors with heat and sound insulation - all windows have pleated mosquito nets -

fittings for Axor sinks and showers - Laufen, Geberit and Villeroy sanitary ware & Boch - switches and sockets from the series Busch & Jäger Future Linear with matte finish - smart home system - heating and cooling is provided by a Viessmann heat pump for hot water and a floor heating system with individual room controls - 1 GBit/s optical connection - alarm system and video surveillance with 5 cameras - preparation for solar and photovoltaic installation - preparation of e-car charging stations The property is in the final phase of construction, and completion is planned for the fall of 2023. The stated price refers to the property without furniture. The seller is a legal entity and VAT is included in the stated price. Proper documentation and ownership. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.
<https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 20851

Additional contact info

Reference Number: 500283
Agency ref id: 20851