

PREKRASNA VILA S BAZENOM I PANORAMSKIM POGLEDOM NA MORE, Labin, House



Seller Info

Name: Ars nekretnine
First Name: Ars
Last Name: nekretnine
Company Name: Ars nekretnine
Service Type: Selling and renting
Website: <https://www.ars-nekretnine.hr>
Country: Croatia
Region: Istarska županija
City: Labin
ZIP code: 52200
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About us: ARS Agency, the real estate agency, was established back in 1992 and we operate on the area of Istria, with emphasis on eastern Istria, the surroundings of Labin and Rabac.

In 2003 the Agency was registered in the Golden Book of prominent Croatian entrepreneurs and in 2009 it was registered in the Real Estate Mediator Registry, kept at the Croatian Chamber of Commerce.

Our years-long experience has enabled us to provide a professional service from start to finish and an individual approach for our clients who are either in search of their new home or purchasing a real property for investment purposes.

For a long number of years,

which brought many changes in legislation and on the real estate market, with constant professional development and keeping up with the changes, we have successfully guided and consulted our clients in property transactions. The characteristics we cherish are integrity, conscientiousness and thoroughness.

Our relationship with clients does not often end with the purchase itself. Our clients keep in touch and contact us whenever they have the opportunity. Our cordiality and friendship leave a permanent mark in almost every purchase in which we participated as agents.

Our networking and cooperation with partner agencies on the area of Istria, Rijeka and Dalmatia enables us to quickly find what our clients require.

Real estate purchase is a very important investment; therefore we as agents always keep the balance between the needs and demands of the buyers and sellers. Our duty is to take care and protect the interests of both buyers and sellers.

Listing details

Common

Title:	PREKRASNA VILA S BAZENOM I PANORAMSKIM POGLEDOM NA MORE
Property for:	Sale
Property area:	299 m ²

Lot Size: 654 m²
Bedrooms: 3
Updated: Jul 25, 2024

Condition

Condition: Under construction
Built: 2024

Location

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

Permits

Building permit: yes

Additional information

Infrastructure: Electricity



Heating

Heating type: air-conditioner

Description

Description: The villa is being created in a breathtaking hillside location near Labin and Ravni on Istria's east coast. First-class restaurants and traditional taverns are located in the immediate vicinity and the main road leads to the beautiful beach in Ravni with its clear sea, place to park and restaurant/bar on the beach. It is 4 km to Ravni and 12 km to Labin. Villa offers a stunning view of the Cres and Lošinj islands. The garden level comprises a light-flooded living area with a kitchen and view of the turquoise sea. Living area, kitchen and dining area stretches over 66 m². There are also bathroom (6,20 m²), storage (8,85 m²), utility (4 m²) and gym (10,80 m²). The terrace serves as an exclusive outdoor living area, hugged by the pool of 33 m² where you can end the day in Mediterranean style al fresco under the shaded pergola with an outdoor kitchen or by the open fireplace next to the pool. The upper level houses three spacious bedrooms with en suite bathrooms, one with bathtub. Two bedroom enters their own terraces with seaview. Bedroom 1: 19,60m² + wardrobe 6,80 m² + bathroom 3,65 m² (bathtub) Bedroom 2: 17,30 m²

+ bathroom 5,30 m2 Bedroom 3: 15,15 m2 + bathroom 5 m2 From this floor you can go out to enjoy the shade of the Mediterranean garden behind the house. All the terraces offer sun, tranquillity and beautiful seaview. The floors are connected by an internal cantilever staircase, which will be covered with first-class parquet, as well as the floors in the bedrooms. The house is air-conditioned with underfloor heating in the living room and bathrooms, which will be managed via Wi-fi. All joinery is high-quality anthracite aluminum with triple glazing. The terraces will be fenced with 8+8 mm thick tempered glass, as will the internal staircase. Istrian natural stone with a thickness of 15 to 20 cm will be used to partially cover the facade of the house. The price includes preparation for video surveillance, alarm and solar panels. Furnishings is not included in the purchase price. The planned construction period is at the end of 2024. In addition to this villa, the investors will build three more villas that will be located lower on the slope, without obscuring the view, and the access to the villas will be fenced off and available only to the owners. The investors are not new to construction, and an inspection of finished houses in this area can be arranged, which will testify to the quality of the construction they have carried out.

Additional contact info

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