

## ISTRA - LABIN, moderna vila s bazenom i velikom okućnicom (P2), Labin, House



### Seller Info

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Company Name: Smart Invest Immobilien  
Service Type: Selling and renting  
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Region: Primorsko-goranska županija  
City: Opatija  
City area: Opatija  
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About us: Founded and owned by luxury real estate broker Milan Mandić, Smart Invest Properties is a top-producing luxury real estate agency in Europe - Croatia – Riviera of Opatija offering clients white-glove treatment, innovative marketing strategies, integrity and overall professionalism.

Smart Invest Properties is led by Milan Mandić who offers his unwavering work ethic, extensive background in the real estate finance and development industries and proven track record of delivering excellent service to his clients. Milan is sought-after by powerful professionals and influential individuals from all over the world for his extensive, unparalleled expertise in the Croatia –

Riviera of Opatija and Istria real estate market.

Smart Invest Properties serves clients throughout Riviera of Opatija, town Rijeka, Istria and Island Krk prime residential areas including Opatija, Lovran, Volosko, Rijeka, Istria, Island Krk and is working on some other parts of Croatia like main town Zagreb and Dalmatia together with their partners agency.

In addition to serving the Riviera of Opatija real estate market, Smart Invest Properties strongly believes that giving back to the community is extremely important.

Smart Invest Properties – Real estate agency participate in many local and international Real estate Fairs ( Rexpo show – Zagreb - Croatia, International Moscow Property Show - Russia, International Property Show – London – UK, LPS Shangai Luxury Property Show - China, Munchen Property Show - Germany, MIPIM World property market Show Cannes, etc.)

Reg No.: 110/2010

## Listing details

### Common

Title:	ISTRA - LABIN, moderna vila s bazenom i velikom okućnicom (P2)
Property for:	Sale
House type:	detached
Property area:	303 m <sup>2</sup>
Lot Size:	2699 m <sup>2</sup>
Number of Floors:	1

Bedrooms: 4  
Bathrooms: 3  
Price: 700,000.00 €  
Updated: Jul 24, 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

## Description

Description: ISTRIA - LABIN vicinity, For sale is a modern villa with a swimming pool and a spacious garden on a nice, quiet location in a small Istrian village near Labin. The villa with a total net area of 303 m<sup>2</sup> is situated on a land plot with a total area of 2699 m<sup>2</sup> (area of the building land: 1195 m<sup>2</sup>, area of the non-building land: 1504 m<sup>2</sup>). The villa consists of the ground floor and the first floor and has 3 bedrooms, 3 bathrooms + 1 toilet. On the ground floor there is a covered entrance and an outdoor storage room, living room with kitchen and dining area with access to two terraces - a covered terrace of 20 m<sup>2</sup> with a summer kitchen and a covered terrace of 16 m<sup>2</sup>. Here is also a storage room, corridor, toilet, room for a sauna/fitness. On the first floor there is a corridor 3 bedrooms with en-suite bathrooms, and spacious terrace of 17 m<sup>2</sup> which can be reached directly from one of the bedrooms and from the shared corridor. It is possible to change the layout of the villa in accordance with the buyers' wishes, so it can have 3 or 4 bedrooms upstairs. The villa will be equipped with a heat pump, underfloor heating, aluminum exterior carpentry, etc. The buyer also can choose finishing materials. In the yard of the villa there is a swimming pool of 48 m<sup>2</sup>, an auxiliary building that can be used as a storage room or a space for fitness and sauna, and 3 parking spaces. On the non-building part of the land (1439 m<sup>2</sup>), additional facilities such as a park, children's playground, sports fields etc. can be made at the buyer's request (with additional cost). The houses are located on a nice, quiet location surrounded by greenery, in the neighborhood there are nicely decorated holiday houses. The center of Labin and all necessary facilities are only 3 km away, while the sea and beautiful beaches in

the famous touristic destination Rabac can be reached in 15 minutes by car (10 km). For more information and a viewing appointment call: +385/99/320-0008 ID CODE: 14194

### Additional contact info

Reference Number: 507191

Agency ref id: 14194