

## Nedeščina - moderna prizemnica od 172,45m2 s bazenom, Sveta Nedelja, House



### Seller Info

Name: Elite Nekretnine  
First Name: Elite  
Last Name: Nekretnine  
Company Name: Elite nekretnine  
Service Type: Selling and renting  
Website: <https://www.elite-nekretnine.hr>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Ciottina 24b  
Mobile: +385 51 444 488  
Phone: +385 51 444 488  
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About us: LEGAL SERVICES Company has a legal department which consists of an attorney at law who for our clients perform all legal actions in connection with the check up of the Land registry, composition of all legal acts, submitting tax reports and submitting requests for inscription of the ownership into the Land books. SERVICES Company provides wide variety of services such as: mediation in negotiations between the parties (seller and buyer) all in the best interest of all parties involved, all in accordance with the principle of conscientiousness. transfer of all utilities onto the new owner after the purchase submitting request to the Land registry for the purpose of the inscription of the ownership right obtaining the title deed and submitting the same to the tax authorities

settling the inscription in the  
Land books rent, sale check up  
of all documentation appraisals  
marketing and advertising  
support for obtaining energy  
certificates free consultance

#### General data

Name : Elite nekretnine  
Abbreviated name : Elite RI  
Head office : Ciottina 24 b  
OIB 28953054348  
IBAN and name of bank :  
HR4224920081100053969 ,  
Imex banka

#### Listing details

### Common

Title: Nedeščina - moderna prizemnica od 172,45m2 s bazenom  
Property for: Sale  
Property area: 172.45 m<sup>2</sup>  
Lot Size: 616 m<sup>2</sup>  
Bedrooms: 7  
Price: 750,000.00 €  
Updated: Aug 15, 2023

### Condition

Built: 2024

### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Sveta Nedelja  
City area: Nedeščina  
ZIP code: 10431



### Heating

Heating type: air-conditioner

### Description

Description: Nedeščina - modern one-story house of 172.45 m2 with a swimming pool The small town of Nedeščina is located in the vicinity of Labin. The tame Istrian place is surrounded by greenery and is the perfect place for a vacation or a quiet life all

year round. It is 5 km from the charming center of Labin, with all tourist, administrative and commercial facilities. and the beautiful beaches of Rabac are 8 km away. This villa with a swimming pool is located on the edge of Nedeščina. It is the last one in the construction area and in front of it is an acacia forest. Modern and simple design with a yard of 616m<sup>2</sup>, with a swimming pool and with a view of the forest in front of it, this villa offers complete peace and comfort. It has two residential units. The main part consists of a large, living area, a master bedroom with a bathroom and two more bedrooms that share a bathroom. It also has a smaller storage room. The villa also has a guest suite with two bedrooms, a larger living room, and a bathroom. In front is a paved area for enjoying sunbathing, socializing or swimming in the pool. The living rooms and the master bedroom are connected to the outside area and the pool by sliding walls. It will have underfloor heating with a heat pump and will also be additionally air-conditioned. There are two parking spaces in the yard. Construction is underway and completion is expected in March 2024. The villa will be completely finished with landscaped surroundings. In agreement with the buyer, furniture can also be included. The villa also includes the use of a small park for children. If you are looking for a villa in Istria for an ideal holiday or a peaceful, high-quality family life, this is an excellent choice. Direct contact with the agent: Romana S. | Mob. 091 4884 658 | Email: [romana\\_eliteestate@outlook.com](mailto:romana_eliteestate@outlook.com)

### Additional contact info

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