

## ISTRA, LABIN, SV. BARTUL - Dvije dvojne vile s bajkovitim pogledom na prirodu, 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  
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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

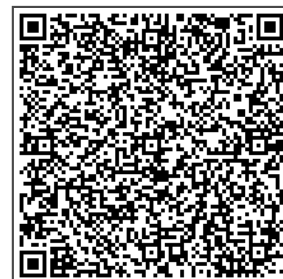
Title:	ISTRA, LABIN, SV. BARTUL - Dvije dvojne vile s bajkovitim pogledom na prirodu
Property for:	Sale
House type:	detached
Property area:	300 m <sup>2</sup>
Lot Size:	660 m <sup>2</sup>
Bedrooms:	8
Bathrooms:	6
Price:	750,000.00 €
Updated:	Nov 11, 2024

### Condition

Newbuild:	yes
Built:	2025

### Location

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



### Parking

Number of parking spaces:	2
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### Description

Description:	ISTRIA, LABIN, ST. BARTUL - Two semi-detached villas with a fabulous view of nature The medieval town of Labin is located on a 320-meter high hill and only three kilometers from the sea, the tourist town of Rabac. His old name Albona was first mentioned in 285. Today it is a cultural and administrative center with highly developed tourism. The old town offers many attractive views of Rabac and the islands. Intertwined with rich history and mining that marked this region, Labin, which was declared an independent republic for a short time, is today a fascinating town of contradictions; old and new, history and present, tourism and art. Not far from Rabac and Labin, in the settlement of Sv. Bartul, these fabulous, modern villas are located, each with its own pool and a beautiful view of the old town of
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Labin and the surrounding hills. Each villa has a living area of 150 m<sup>2</sup>, which extends through the ground floor and first floor. Each one contains a kitchen and living room with an open space concept, three bedrooms with their own bathrooms, a separate guest toilet, a recreation room and a storage room. From the main bedrooms and the living room there is an exit to a spacious terrace that offers a spectacular view of the greenery and the old town of Labin. It should be noted that these two buildings are designed in such a way that they face opposite sides, which ensures complete privacy for each. High-quality aluminum carpentry and aluminum glass walls provide this villa with enough light and insulating protection. It also includes video surveillance, an alarm and air conditioners with a heating and cooling system. Floor heating - a heat pump is installed in all rooms. The grounds of these lovely villas extend over a plot of 660 m<sup>2</sup> with a slight slope. Both are completely surrounded by their own fence, inside which we find a lot of greenery and planted plants with an automatic irrigation system. For refreshing summer days, they each have their own beautiful swimming pool with a sun deck, and for the gourmet part, a fully equipped summer kitchen. Two parking spaces are provided for your tin pets at each facility. Due to its location and fascinating view, this is an ideal investment opportunity to rent during the tourist season, but also for those who are looking for an ideal home, far from the city crowd, yet not far from all the amenities necessary for life. The distance from the first beach is 9 km, and the center of Labin is 4 km. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 24367

### Additional contact info

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