

## ISTRA, LABIN, SV. BARTUL - Luksuzna moderna vila s oćaravajućim pogledom, Labin, House



### Seller Info

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Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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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 - Luksuzna moderna vila s oĉaravajućim pogledom
Property for:	Sale
House type:	detached
Property area:	250 m <sup>2</sup>
Lot Size:	1400 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Bathrooms:	3
Price:	1,000,000.00 €
Updated:	Nov 11, 2024

### Condition

Newbuild:	yes
Built:	2025

### Location

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

### Parking

Garage:	yes
Number of parking spaces:	3
Covered parking space:	yes

### Description

Description:	ISTRIA, LABIN, ST. BARTUL - Luxurious modern villa with an enchanting view On the southeastern coast of Istria, where green hills meet the sea and where nature meets heritage, there are two towns of similar size, but with different but mutually complementary characters - Labin and Rabac. The picturesque town of Labin rises on a hill 320 m high, only four kilometers from the beautiful pebble beaches in Rabac. Intertwined with rich history and mining that marked this region, Labin, which was declared an independent republic for a short time, is
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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, this exclusive, detached, modern villa with a swimming pool and a beautiful view of the old town of Labin and the surrounding hills is for sale. It spreads its living area of 250 m<sup>2</sup> through the basement, ground floor and first floor, thus creating 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 wellness oasis, as well as a storage room and a garage. From the master bedroom 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. High-quality aluminum carpentry and aluminum glass walls provide this villa with enough light and insulating protection. It also includes video surveillance and an alarm. The air conditioners are equipped with a heating and cooling system that can be turned on and adjusted via Wi-Fi, and a system for automatic shutdown when the exterior joinery is opened. Floor heating - a heat pump is installed in all rooms. The grounds of this charming villa extend over a plot of 1400 m<sup>2</sup> with a gentle slope that ensures complete privacy. It is completely surrounded by its own fence, inside which we find a lot of greenery and planted plants with an automatic irrigation system, which makes a beautiful private oasis of peace. For refreshment on summer days, there is a beautiful swimming pool with a sunbathing area, and a fully equipped summer kitchen takes care of the gourmet part. Three parking spaces and a garage are provided for your tin pets. 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 hustle and bustle of the city, yet not too far from all amenities 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: 24365

## Additional contact info

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