

## PREDIVNA VILA NEDALEKO GRADA I MORA, 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>  
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Region: Istarska županija  
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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:	PREDIVNA VILA NEDALEKO GRADA I MORA
Property for:	Sale
Property area:	302 m <sup>2</sup>
Lot Size:	2359 m <sup>2</sup>
Bedrooms:	5

Price: 980,000.00 €  
Updated: Jul 05, 2024

## Condition

Condition: Habitable

## Location

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

## Permits

Building permit: yes  
Inspection certificate: yes

## Additional information

Infrastructure: Electricity  
Energy efficiency: A



## Heating

Heating type: central (own) crude fuel

## Description

Description: Villa was built in late 1980-is according to the designs of the renowned architects Jean-Pierre Gerni and Antoine Paillet and is characterised by its exceptional architectural style. With its playful roof construction, it lends the property a unique charm reminiscent of the architecture of the south of France. The villa's generous living and usable space extends over 227 square metres, distributed over two floors, and an outbuilding of 75 square metres. It has a large kitchen, dininig area, spacious living room, 5 bedrooms, 5 bathrooms. Furthermore, an exquisite wellness area is at your disposal, equipped with sauna, bathtub and jacuzzi. A separate outbuilding with more land behind offers an additional space which is now in the process of renovating. Park-like garden surrounding the villa blends harmoniously with the character of the building. Here you will find flowering shrubs and woody plants with colourful blossoms as well as numerous old trees that provide pleasant shade in summer. The heated swimming pool can be used from spring to autumn. The architectural style of the villa meets the highest standards. Even the interior walls are solidly masoned, and the statics of the

building were elaborately reinforced with concrete lintels and steel. This not only ensures excellent stability, but also provides effective sound insulation between the rooms and the floors. Such construction quality is rarely found today. The entire technical building equipment, including electrical, sanitary and air-conditioning technology, was completely renewed in 2023 and meets the most modern standards. Location Villa is in the immediate vicinity of the historic old town of Labin and offers a secluded environment where you can enjoy the unspoiled nature to the fullest. The house borders dense deciduous forests to the north and east and vineyards and lush green areas to the south and west. The access road to the villa has little traffic and is extremely quiet. Here you can enjoy your privacy without restriction and still appreciate the proximity to the town. The historic old town of Labin with its cosy street cafés, first-class restaurants and its historic flair can be reached by car in just 2 minutes. In Labin Center you will find all shopping facilities, including branches of well-known discounters such as Lidl, Spar, Konzum and Plodine. Drugstores such as DM and Müller as well as all the usual specialist shops for daily needs are also available here. A special highlight is the fish market, which also houses a farmers' market with fresh fruit and vegetables. Medical care in Labin is excellent, with general practitioners, dentists and pharmacies. There is also an emergency medical centre in the Labin Centre, which is staffed around the clock. The nearest hospitals are in Pula and Rijeka, both only about a 45-minute to 1 hour drive away. The turquoise sea with its white pebble beaches is only about 5 kilometres away, and the natural beaches of Duga Luka with their crystal-clear waters are practically on your doorstep. Here you will find hidden, secluded bays with pebble beaches, perfect for swimming and sunbathing. The tourist town of Rabac with its extensive beach promenade, numerous bars and nightclubs can be reached in just 10 minutes. The region is extremely attractive for tourists and a real insider tip! Transport connections and travel Istria is excellently connected to Germany and Austria via the Tauern motorway and the Karawanken tunnel. The drive from Munich takes about 6.5 hours, while you can get here from Vienna in just under 6 hours. This means that a short holiday over a long weekend is quite feasible. The nearest airport is Pula, which is about 40 km away. From here there are direct flights to many international airports. Condition of the property You are acquiring a property here that was built extremely lavishly in the late 80s and has been refurbished in 2023 with extensive planning and exceptional dedication to detail. The house is not only energetically up to date, but also has a class A energy certificate. In terms of energy efficiency, this house is optimally equipped for the future. It has solar domestic water heating, a photovoltaic system with battery storage and an approved grid withdrawal capacity of 22 kW. In addition, a charging station for electric cars is already installed. You do not need any additional investment to make the house fit for the future! Technical finesse The DSL internet connection is distributed throughout the house via LAN cabling as well as via a WLAN mesh network. The SAT reception system also offers added value: in addition to ASTRA, it also enables reception of HOTBIRD, which doubles the range of European channels and creates redundancy. The SAT distribution network in the house supplies not only the

living room, but also the kitchen and all the bedrooms. All the lights in the house are modern LED lights that can be dimmed in every room. Even home automation of the lighting, which can be controlled by voice via Amazon Alexa, was successfully implemented. Inventory The entire interior was completely renewed in 2023 and the new items are characterised by their above-average quality. They come exclusively from renowned brand manufacturers. The villa is currently rented out for tourism and is therefore comprehensively equipped with everything you need for living. This means that the house can be rented out and lived in at any time without the need for additional purchases. The purchase price includes the complete interior furnishings, including bed linen and towels in double quantities to ensure a smooth change of guests.

**Ground Floor** The tastefully furnished, spacious living area with high ceiling height offers direct access to the terrace and the pool in the garden. A spacious passageway with an open fireplace leads into the dining area, which is separated by a step. The adjoining kitchen is equipped with a fitted kitchen. There are also 2 bedrooms on the ground floor, each with its own bathroom. One of the bedrooms has access to the terrace with whirlpool. A special highlight of the villa is the wellness area, which includes a large bathtub, an infrared cabin (similar to a "sauna") and a heated outdoor whirlpool.

**Upper Floor** A staircase leads to the first floor where there are three more bedrooms, each with its own bathroom (en suite). Two of the bedrooms have balconies with tables and chairs offering a magnificent view.

**Bedrooms** In total, the villa has 5 bedrooms (oak parquet floors). All bedrooms are individually air-conditioned for added comfort. The windows are equipped with insect screens and can be protected with shutters to keep out the midday sun. In addition, opaque curtains are provided to allow for complete blackout. Each of the bedrooms is equipped with its own Smart TV, which offers SAT TV and web access. Two of the bedrooms upstairs have private balconies where you can relax and end the day with a glass of red wine. One bedroom on the ground floor offers access to the veranda with the jacuzzi.

**Bathrooms** The house has a total of 6 bathrooms, 5 of which are assigned to the respective bedrooms. In addition, there is an exclusive wellness bathroom on the ground floor with a spacious bathtub and an infrared cabin, often referred to as a "sauna". From the wellness area you can access the veranda, where there is a heated whirlpool that can accommodate up to 6 people. A true wellness paradise!

**Heating and air conditioning** In every room, including the 5 bedrooms, there is an air conditioner for cooling and dehumidification, with a total cooling capacity of 27 kW. These air conditioners can also be used for heating in winter, with a total heating capacity of 32 kW. In addition, the house has pellet central heating, which makes the villa ideal for stays in spring, autumn and winter. Underfloor heating is installed in all rooms. On the ground floor the temperature is controlled by a common controller, while on the upper floor there is individual room control for each room. Hot water can be provided either by solar panels, electric heaters or the pellet heating system, ensuring a flexible and efficient supply.

**Electrical system, lighting and home automation** The electrical connection power has 22 kW.

**Lighting** LED technology. Internet-based voice control (home automation) was implemented for the lighting using "Alexa Echo". **Regenerative technology**

Photovoltaic system with an output of 10 kW. The photovoltaic system was equipped with a battery storage system. E-car charging station. Multimedia, SAT A SAT system for ASTRA and HOTBIRD. A SAT distribution network for all bedrooms and the living area Smart TVs for all bedrooms A large-screen TV and all associated multimedia technology (sound system, DVD, games console, etc.) in the living room. Internet and network technology The connection is via DSL (prepared for fibre optics). Internet router "Fritz Box" LAN distribution network in all bedrooms and the living area Mesh network has been installed in the house, so that a secure supply via WLAN is guaranteed in all rooms and also in the outdoor area Zigbee network for home automation. There is an "Alexa" in every room for streaming music and films with a connection to Amazon Prime Home automation for lighting control. Pool and outdoor facilities Heat pump for pool heating Outdoor shower at the pool Automatic irrigation system for planting. Security technology Video doorbell with internet connection 3 outdoor cameras with motion detection and internet connection 7 indoor cameras with UPS, motion detection and internet connection. The indoor cameras are portable and can be removed during the rental season. Alarm system with internet connection. All windows and doors are monitored, additionally glass breakage detectors at the panorama doors and motion detectors in all rooms. Drinking water treatment The house is connected to the local water supply and has a filter station with pressure regulator and UV drinking water disinfection at the feed point. If required, a chlorine dosing system can be connected at the beginning of the season to disinfect the entire house installation. Renting The holiday villa is currently rented out with an impressive occupancy rate of 100% in the peak season and generates an annual turnover of about EUR 40,000. This makes it an attractive income property with the option of owner occupation at a later date. The professional marketing of the house and the connection to practically all relevant rental portals via a holiday home management software contribute to the optimisation of income. Villa is undoubtedly an impressive luxury property in excellent condition, extensively renovated and brought up to the latest technical standards. The location on the edge of the forest offers a natural environment and is screened by hedges as a privacy screen, ensuring a high level of privacy and it is close to the town in a few minutes by car.

## Additional contact info

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