

## ISTRA, LABIN - Prekrasna vila s bazenom 205 m2, Labin, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
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  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
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 - Prekrasna vila s bazenom 205 m2
Property for:	Sale
House type:	detached
Property area:	205 m <sup>2</sup>
Lot Size:	671 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	2
Price:	600,000.00 €
Updated:	Nov 12, 2024

### Condition

Newbuild:	yes
Built:	2019

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Heating

Central heating:	yes
------------------	-----

### Parking

Garage:	yes
Number of parking spaces:	4

### Description

Description:	ISTRIA, LABIN - Beautiful villa with pool 205 m2 Istria, Labin - Beautiful villa with pool 205 m2. This beautiful newly built villa with a swimming pool is located
--------------	---

within walking distance of the historic center of Labin. The town of Labin was built on a 320-meter-high hill - the site of the Roman settlement of Albona, whose name was first mentioned in 285 AD. In the past, this jewel was known for its 400-year-old mining activity, while today it is one of the cultural and administrative centers in Istria. The charming city combines cultural and historical monuments and rich architecture during various cultural events. This beautiful and modernly equipped villa is located on a plot of 671 m<sup>2</sup>. It consists of a kitchen with a dining room and access to the terrace, a spacious living room with an unobstructed view of the terrace with a swimming pool. In addition to air conditioning, the building is also equipped with underfloor heating. There is a 32 m<sup>2</sup> swimming pool, a children's playground and a covered terrace with a barbecue on the landscaped garden. Two parking spaces are in the building's garage, along with 2 additional parking spaces within the landscaped yard. Istria, Labin - Beautiful villa with pool 205 m<sup>2</sup> is used as a house for rent / villa with pool with excellent occupancy and can bring the future owner a nice return on investment investments. In a few minutes' drive you can reach Rabac with over 4 kilometers of pebble beaches. This villa is located 500 m from perhaps the most beautiful old town center in Istria. Urban facilities such as shops, post offices, cafes and restaurants are within a few minutes' walk. Dear clients, the agency commission is charged in accordance with the General Business Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 24577

## Additional contact info

Reference Number: 521599  
Agency ref id: 24577  
Contact phone: +385 95 825 4533