

## Istočna Istra, novogradnja na top lokaciji, pogled more, Labin, House



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
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1.kat  
Mobile: +385 52 210 824  
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About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Istočna Istra, novogradnja na top lokaciji, pogled more  
Property for: Sale  
House type: detached  
Property area: 246 m<sup>2</sup>  
Lot Size: 1281 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 14  
Bathrooms: 4  
Price: 1,600,000.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 2023.

#### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Labin

City area: Labin  
ZIP code: 52220

## Permits

Building permit: yes

## Additional information

Energy efficiency: In preparation



## Parking

Covered parking space: yes

## Description

Description:

This impressive new building with an open view of the sea and Kvarner is located on the beautiful coast of eastern Istria, in a special location. This imposing Villa extends through the basement, ground floor and first floor with a total area of 246 m<sup>2</sup>. It is designed so that every room offers a view of the blue sea and nature. The basement is designed for covered parking for three cars and a technical room and pool engine room. The ground floor is designed as a living area with a large open space that unites the living room, kitchen and dining room. There is also a guest toilet. Upstairs there are four bedrooms with their own bathrooms and a laundry room. Each bedroom has an exit to the balcony with a beautiful view of the sea. The complete living area as well as all the bedrooms are oriented towards the open sea view. In the living area, large glass walls have been installed that erase the boundary between the interior and exterior of this beautiful Villa and connect it with the outdoor terrace, sunbathing area and pool beach. The terrace is also a link to the auxiliary facility, which includes a wellness and fitness area with a sauna. The issue of heating and cooling is solved with installed air conditioners in all rooms and underfloor heating on a heat pump that will be installed throughout the entire property. Completion of the property is planned for the end of June 2024. It is sold completely finished, decorated and equipped and ready to move into. The spacious fenced yard will provide its owners with peace and privacy, and the beautiful heated swimming pool with an arranged sunbathing area offers the possibility of perfect relaxation with a view of the sea that will always be unobstructed from this property. The property represents an opportunity on the market and a rarity in the offer - the location is ideal for a vacation away from the city crowd and noise, which is especially significant in the summer months on the coastal areas. This Villa offers a luxurious vacation in a top location, 500 meters from the sea, and as such is ideal for investment in the tourist rental business, where a quick return on invested money is guaranteed. ID CODE: 2003-576

## Additional contact info

Reference Number: 528398  
Agency ref id: 2003-576  
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