

## ISTRA, LABIN - Moderna vila s bazenom na kraju sela, 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 - Moderna vila s bazenom na kraju sela |
| Property for:     | Sale  |
| House type:       | detached  |
| Property area:    | 174 m <sup>2</sup>                                  |
| Lot Size:         | 2300 m <sup>2</sup>                                 |
| Number of Floors: | 2   |
| Bedrooms:         | 5   |
| Bathrooms:        | 4   |
| Price:            | 571,000.00 €  |
| Updated:          | Jul 08, 2024  |

### Condition

|        |      |
|--------|------|
| Built: | 2015 |
|--------|------|

### Location

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

### Permits

|                        |     |
|------------------------|-----|
| Building permit:       | yes |
| Location permit:       | yes |
| Ownership certificate: | yes |



### Additional information

|                    |   |
|--------------------|---|
| Energy efficiency: | B |
|--------------------|---|

### Parking

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 3 |
|---------------------------|---|

### Description

|              |   |
|--------------|---|
| Description: | A few minutes easy drive from the beach in Rabac in the picturesque Istrian |
|--------------|---|

village at the end of the street is this villa, which is an exceptional blend of modern technology and traditional Istrian architecture. The villa and its 174 m<sup>2</sup> is spread over two floors due to the elevation of the terrain, although at first glance it looks like a ground floor. It consists of a kitchen with dining area, spacious living room, four bedrooms, four bathrooms, hallway and system room. The living room opens onto a covered terrace where there is a set of seating and dining and a stone barbecue. The central place in the garden is occupied by a pool of 34 m<sup>2</sup> made in a mosaic with Roman stairs and a sun deck. The grassy part of the plot has automatic irrigation with rain sensors. Within the plot, which is fenced with a dry stone wall, there are three parking spaces. MITSUBISHI multi split system is used for cooling and heating and this system is used for underfloor heating in all rooms, pool water heating and room cooling. The system is fully automated and configurable via the Internet. The facade is styrofoam 10 cm so the costs of heating and cooling are minimal. The villa is fully furnished and as such is for sale and has been in the function of tourist rental for 5 years so that the buyer gets a well-established business. The villa was built on a plot of 1100 m<sup>2</sup>, but the buyer by purchasing this property gets another 1200 m<sup>2</sup> of agricultural land. The price is stated for legal entities. The owner is a legal entity in the VAT system. The price is increased by VAT for individuals. Dear clients, a tour of the property is possible only with a signed brokerage agreement, which is the basis for further actions related to the sale and collection of commission, all in accordance with the Real Estate Brokerage Act. Agency " DUX NEKRETNINE " as an authorized Real Estate Broker, for the brokerage service at the time of concluding the Preliminary Agreement or the Contract: ID CODE: 13147

### Additional contact info

Reference Number: 549408  
Agency ref id: 13147