

## ISTRA, SVETA NEDELJA - Kvalitetna vila s prostranom okućnicom, Sveta Nedelja, House



### Seller Info

Name: Agencija Dux nekretnine  
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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  
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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, SVETA NEDELJA - Kvalitetna vila s prostranom okućnicom
Property for:	Sale
House type:	detached
Property area:	250 m <sup>2</sup>
Lot Size:	1340 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	8
Bathrooms:	4
Price:	750,000.00 €
Updated:	Nov 17, 2024

### Condition

Built:	2022
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### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Sveta Nedelja
City area:	Santalezi
ZIP code:	52220

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	4
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## Description

Description:

ISTRIA, LABIN - Quality modern villa with swimming pool, located in an extremely quiet location near the town of Labin and the popular tourist destination of Rabac. It is a high-quality, spacious villa consisting of a total of 250 m<sup>2</sup> of living space, which is divided into two floors. Thus, on the ground floor, upon entering the villa, there is an entrance hall that separates the private space of the villa from the space for everyday life. In the living room, there is a larger open space with a high ceiling, which houses the living room with dining room and a modern kitchen made of hand-crafted solid wood. The entire space is full of natural sunlight through glass walls, behind which hides a spacious garden with a central place occupied by a swimming pool with a sunbathing area. There is also one bedroom with a bathroom on the ground floor, as well as a guest bathroom and a storage room. An internal staircase leads to the upper floor, where there are 3 additional bedrooms, each of which has its own bathroom, as well as an exit to the terrace with a panoramic view of the greenery and Mount Učka. On the already mentioned landscaped and fenced spacious garden of 1340 m<sup>2</sup>, there is a private swimming pool surrounded by deckchairs and an area for sitting and sunbathing. There is also a covered terrace with an outdoor table and barbecue. Equally, in front of the house there are enough parking spaces for your tin pets as well as a space for entertaining friends and family. The location of this villa is ideal for exploring the surrounding areas and the many facilities it offers, from restaurants, taverns, promenades, bike paths and the like. The town of Labin offers a rich history and culture, while Rabac is known for its beautiful beaches and crystal clear sea. You can explore the surrounding sites, enjoy various water activities or simply relax in the peace and quiet of this wonderful accommodation. For any additional information, questions or wish to organize a real estate viewing appointment, feel free to contact us Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.

<https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 25958

## Additional contact info

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