

## Labin, okolica, prekrasna kuća za odmor na osami, 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: Labin, okolica, prekrasna kuća za odmor na osami  
Property for: Sale  
House type: detached  
Property area: 259 m<sup>2</sup>  
Lot Size: 3599 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 13  
Bathrooms: 5  
Price: 875,000.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 2016.

#### Location

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

City area: Labin  
ZIP code: 52220



## Permits

Building permit: yes

## Additional information

Energy efficiency: A+

## Description

Description: Labin, secluded villa with 5 bedrooms, 5 bathrooms and a large swimming pool in a beautiful fenced garden. We are selling a luxury Villa with a swimming pool in the vicinity of the town of Labin and the tourist resort of Rabac on the East Coast of Istria. The villa is located only 7 kilometers from the town of Labin and the beautiful bay of Rabac. Located on a beautiful fenced plot of 3599 square meters, it is characterized by complete privacy and wonderful natural surroundings with unforgettable views of the vineyard and beautiful green meadows. The villa was built in 2016 for the needs of tourist rent, with its 5 spacious bedrooms, equipped with air conditioning, TV and integrated bathrooms. In 260 square meters of living space, there is everything you need for a comfortable stay and spending your annual vacation. The rooms are spacious, equipped with quality furniture, the living areas have enough daylight and overlook a beautifully landscaped yard with a large heated pool and a sun deck. The villa also has an outdoor covered terrace with a summer kitchen located on the south side. Pellet central heating and air conditioning are installed throughout the building to ensure a pleasant stay in the Villa throughout the year. The house has its own photovoltaic power plant, water filter and leased electricity of 20 kW with an electric charging station for cars. In addition, the house was completely renovated in 2023 with a new central heating system, new interior carpentry, renovated bathrooms, quality oak furniture and floors in the bedrooms and living area, and top-quality equipment and appliances in the kitchen. The interior and exterior of the house have been maintained constantly and with great attention to details that contribute to functionality and raise the quality of staying in the property. With a well-established tourist rental business and above-average yields, this property represents an excellent opportunity for a business investment, but also as a luxurious family property surrounded by nature and yet close to all the necessary facilities for a permanent life. ID CODE: 2003-599

## Additional contact info

Reference Number: 554883

Agency ref id: 2003-599