

ISTRA, LABIN - Mediteranska vila u mirnome okruženju, Labin, 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, LABIN - Mediteranska vila u mirnome okruženju
Property for:	Sale
House type:	detached
Property area:	230 m ²
Lot Size:	3599 m ²
Number of Floors:	2
Bedrooms:	6
Bathrooms:	5
Price:	875,000.00 €
Updated:	Jul 10, 2024

Condition

Newbuild:	yes
Built:	2017
Last renovation:	2023

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:	A+
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Parking

Number of parking spaces:	7
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Description

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ISTRIA, LABIN - Mediterranean villa located in a green oasis, close to the city and beaches in a peaceful environment. Surrounded by a rich oak forest and vineyards, this high-quality family villa is located. It is a villa worthy of your attention, where a slightly isolated location provides maximum peace and privacy, a refreshing pool and spacious sunny terraces are ideal for escaping from the fast-paced lifestyle, city crowds and noise. It is a completely renovated villa with attention to the smallest detail by the owner for his private needs. Thanks to the ideal location, the proximity of the tourist towns of Labin (8 km) and Rabac (14 km) makes the stay even more pleasant considering the proximity of all necessary facilities such as beaches, restaurants, cafes and numerous shops. The spacious rooms and high ceilings in the villa create a special feeling of airiness in each room, the well-thought-out layout of the rooms and the unique connection between the interior and exterior reveal the luxury and lightness of the stay. Built in 2017 modeled on southern luxury villas, the special feature is its slightly isolated location in a rich natural green environment on the edge of a small oak forest, in the middle of vineyards, cultivated fields and endless hilly landscape. We can safely say that the location of the villa will remain almost untouched precisely because it is surrounded by agricultural lands that are regularly maintained and cultivated. And we must highlight the unique walks and bike paths that stretch through untouched nature near the villa, in the area of the beautiful Raška Bay.

DESCRIPTION OF THE PROPERTY; With its graceful 230m² of living space, the villa is divided into two floors, ground floor and first floor. Thus, on the ground floor of the villa, there is an entrance hall that warmly welcomes you and introduces you to the space for daily life. The same space was conceived as an open space without dividing walls, in which there is a comfortable living room, a modern and fully equipped kitchen and a spacious dining room. From the same area, there is direct access to the garden and the pool, as well as the covered terrace. In addition, in the private part of the ground floor, there are 2 bedrooms, each of which has its own en suite bathroom, and one of them has its own private access to the garden. An internal staircase leads us to the first floor, where there are 3 additional bedrooms, each with its own ensuite bathroom, one of which has a private terrace with a view of the magical landscape. Each room is air-conditioned.

LOCATION DESCRIPTION; As it is a slightly isolated location with no neighbors within sight and separated from major roads, the villa can only be accessed via a private road that leads directly to this paradise. The location of the villa has been carefully chosen so that, on the one hand, while you enjoy the comfort of peace and maximum privacy, on the other hand, the villa is located in close proximity to the city with all its advantages and facilities that it provides. Thus, the town of Labin, which is only a 10-minute easy drive from the villa, offers everything you need for a peaceful and safe stay, such as; cafes, restaurants, numerous shops and markets, drugstores, markets, fish markets and similar shops that you need for everyday life. Beautiful rocky beaches with clean and crystalline sea are only 14 km from the villa, while the natural and famous Duga Luka beach is in the immediate vicinity. On the same coast, you have the opportunity to find

numerous isolated and private beaches, without a large number of tourists.

ADDITIONAL INFORMATION; By purchasing this villa, you are taking over a high-value property, which was renovated with attention to every detail over a period of 2 years. Equally great attention was paid to the energy efficiency of the villa, which was raised to the "A" level of the energy certificate. When we have already mentioned energy efficiency, it is important to note that the facility is prepared for the future with the help of solar panels that are used to heat water in the house, as well as a battery system for storing excess energy. In addition, a charging station for electric cars has already been installed, which means that there is no need for additional investments in order to be able to use the facility without compromise.

TECHNICAL DESCRIPTION; * The technical equipment of the villa was cleverly conceived and implemented in advance, with a clear focus on future needs. Thus, the Internet is enabled through a WLAN system with a set of top modern and latest technology that guarantees a safe and stable connection inside and outside the building. * The installed SAT reception system also offers significant added value: in addition to ASTRA, it also enables the reception of HOTBIRD, which doubles the range of European channels and creates redundancy. The SAT distribution network in the house supplies not only the living room but also every bedroom. * All lighting in the villa is LED lighting. * The villa is equipped with central heating that runs through every room, air conditioning units, and pellet stoves. The designer's top-quality furniture inside the villa was refreshed in 2023. with which the villa is sold. Which also means that you only need your travel luggage when moving in. For any additional questions, necessary information or wish to organize an appointment to view the villa, please feel free to contact us. Dear clients, the agency commission is charged in accordance with the General Business Conditions:
www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 25766

Additional contact info

Reference Number: 560076
Agency ref id: 25766