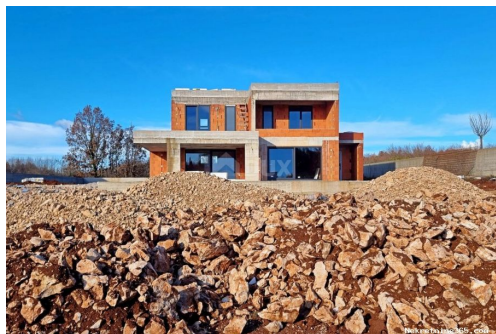


## ISTRA, LABIN - Novoizgrađena vila, Labin, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: 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 - Novoizgrađena vila
Property for:	Sale
House type:	detached
Property area:	182 m <sup>2</sup>
Lot Size:	1410 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	690,000.00 €
Updated:	Sep 03, 2024

### Condition

Newbuild:	yes
Built:	2022

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Heating

Central heating:	yes
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### Parking

Number of parking spaces: 2

## Description

Description:

ISTRIA, LABIN - Newly built villa On the southeastern coast of Istria, at the place where the green hills meet the sea, where nature and heritage come together, there are two towns of similar size, but with different but mutually complementary characters - Labin and Rabac. The picturesque town of Labin rises on a hill 320 m high, only five kilometers from the white pebble beaches in Rabac. Intertwined with rich history and mining that marked this region, Labin, which was declared an independent republic for a short time, is today a fascinating city of contradictions; old and new, history and present, tourism and art. Not far from the town of Labin, a villa of 182 m<sup>2</sup> with a swimming pool on a plot of 1410 m<sup>2</sup> is for sale. The modern villa was built as a multi-story building. On the ground floor there is a living room, kitchen and dining room in an open concept with access to a covered terrace, a bedroom with its own bathroom, an entrance hall, a toilet and a storage room. Upstairs there are three bedrooms with private bathrooms and a terrace. For heating purposes, in addition to the solid fuel fireplace, there is underfloor heating and it is fully air-conditioned with an inverter system. In the well-built villa, first-class ceramics have been installed in the bathrooms and living areas of the villa, while massive parquet has been installed in the rooms. Next to the villa, there is a pool with a sunbathing area in the fenced and landscaped garden. The property is sold fully equipped and furnished, and the planned completion of the works and furnishing of the villa is May 2023. VAT is included in the stated price and real estate sales tax is not payable. Ideal property for a peaceful family life or an investment for the purpose of tourist rental. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 15388

## Additional contact info

Reference Number: 576770  
Agency ref id: 15388