

ISTRA, LABIN (okolica) - Dizajnerska vila s grijanim bazenom i otvorenim pogledom, 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 (okolica) - Dizajnerska vila s grijanim bazenom i otvorenim pogledom
Property for:	Sale
House type:	detached
Property area:	315 m ²
Lot Size:	3148 m ²
Number of Floors:	2
Bedrooms:	5
Bathrooms:	4
Price:	890,000.00 €
Updated:	Jul 28, 2024

Condition

Newbuild:	yes
Built:	2019

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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Heating

Central heating:	yes
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Parking

Number of parking spaces: 3
Covered parking space: yes

Description

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Labin is located on a hill above Rabac. This beautiful medieval city of the acropolis type that charmingly combines a wealth of architecture and cultural and historical monuments with numerous art studios and a breath of youth that gathers here. Its former port, Rabac, is today one of the most beautiful summer resorts in Istria, rightly called the pearl of Kvarner. Only 9 km away from the old town of Labin, this superb, low-energy, modern villa is located. The total area of the building is 315 m²; net area 243 m²; yard area 3,148 m²; pool 10 x 3.5m; sun deck 130 m². The ground floor has an equipped kitchen with dining area and a spacious living room with modern air conditioning and a beautiful decorative fireplace, toilet, bedroom with bathroom and storage. The wide front terrace provides rest, fun and barbecue with an enchanting view of the green hills, the mountain Učka and the valley of the river Raša. Next to the entrance there is a playroom. A spacious sun deck with a heated pool, a counter-current swimming and massage device and sophisticated lighting will allow the future owner complete enjoyment. Upstairs are three bedrooms and three bathrooms and a front terrace with fantastic views. At the back of the house there is another large terrace, ideal for relaxing and enjoying the beautiful landscape or the morning sun. On the back terrace there is an installation for the planned construction of a sauna, gym and / or playroom. The bathrooms have a walk-in shower with a glass wall. The interior of this villa is decorated with a lot of attention and love, combining earth tones with white and gray shades, equipped with modern appliances and devices and furniture made largely of original Slavonian oak. The horticulturally decorated terraced garden consists of several levels that complete the impression of excellence of this villa. On one level is a heated swimming pool with sun deck, followed by a children's playground and a Mediterranean garden. Around the villa there is more than 200 different plant species - cherries, pears, olives, photinia, oleander, laurel, rosemary, lavender, albicans, etc. The whole garden is covered by an automatic irrigation system, (programmed sprinkler system, and "drip") . The villa was built as a low-energy house, using top solutions and insulation materials. Roof solar collectors enable the preparation of hot water using solar energy, while the rainwater collected in an underground cistern with a capacity of 80 m³ is used

to irrigate the yard. Facade, roofs and floor as well as built-in carpentry ensure high energy efficiency. 6 surveillance cameras have been installed that cover almost the entire area of the yard, and an anti-burglary alarm system with sensors has been installed in all rooms. Covered and fenced parking is located in front of the house. The sliding door opens remotely via an electric motor. A pedestrian door with an intercom and a camera has been installed next to the car door. ID CODE: 7205

Additional contact info

Reference Number: 577991

Agency ref id: 7205