

## ISTRA, LABIN - Lijepa vila s bazenom u zelenom okruženju, Labin, House



### Seller Info

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Company Name: DUX NEKRETNINE d.o.o.  
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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 - Lijepa vila s bazenom u zelenom okruženju
Property for:	Sale
House type:	detached
Property area:	210 m <sup>2</sup>
Lot Size:	1160 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	645,000.00 €
Updated:	Jun 30, 2024

### Condition

Built:	2015
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### Location

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



### Parking

Number of parking spaces:	2
Covered parking space:	yes

### Description

Description:	Istria, Labin - Beautiful villa with swimming pool in green surroundings. On a hill above the tourist town of Rabac is the medieval town of Labin, whose old name Albona was first mentioned in 285 AD. Today, it is a cultural and administrative center where the wealth of architecture and cultural and historical monuments is rarely combined so charmingly with numerous art studios and the breath of youth that gathers there, especially in the evening, in numerous cafes. In the eastern part of central Istria, on a high plateau above the Raša river valley and in the hinterland of the town of Labin, lies Sveta Nedelja. The special location, the proximity to the sea, but also to lush forests, means a holistic combination of green and blue. This area is full of architectural remains that will tell you the story of the long and interesting history of this area and awaken in you the desire to explore and
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discover why the rich from ancient times chose this very area as the place to build their country estates. This beautiful villa is located at a distance of about 9 km from the center of Labin, surrounded by vineyards and beautiful nature in a quiet and smaller settlement. It is located about 13 km from the famous tourist town of Rabac, with beautiful beaches, walks, nature, and a rich tourist offer. Istria, Labin - A beautiful villa with a pool in a green environment, 210 m<sup>2</sup>, consists of two floors. On the open ground floor, you can prepare homemade meals in a modern and fully equipped kitchen with a dining area or relax in a beautiful living room with a fireplace. On the ground floor there are also 2 bedrooms (ensuite) with their own bathrooms, as well as a separate toilet and storage room. A beautiful internal staircase leads to the upper floor, where there are two bedrooms each with a bathroom, a large covered balcony with a beautiful view of the green landscape, from which there are entrances to the home gym with a toilet. The living room opens onto a beautiful partially covered terrace. There is an outdoor grill in the covered part of the terrace. The BBQ area is bordered by a traditional dry wall with hand-hewn stone, and the terrace is connected to a landscaped beach with a 32 m<sup>2</sup> swimming pool. The yard is bordered by a maintained green fence. Two covered parking spaces are planned. This beautiful villa is surrounded by vineyards and green meadows which offers an additional sense of peace and privacy. On the garden of 1160 m<sup>2</sup> next to the pool and bbq area with garden furniture with enough space for a large family and friends, there is also a children's corner with a trampoline. A well-maintained yard with a lawn completes the impression of this excellent property. During the construction of this villa, special attention was paid to the details and the materials used. Heating and cooling is via a fan cooler and a heat pump, and there is a fireplace in the living room for a more special atmosphere during the winter months. This property offers you the opportunity to escape from the city lifestyle in a quiet and safe location surrounded by greenery and untouched nature. Apart from the fact that the villa is ideal as a family oasis, it is also interesting as a villa option for 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: 29270

## Additional contact info

Reference Number: 588577  
Agency ref id: 29270