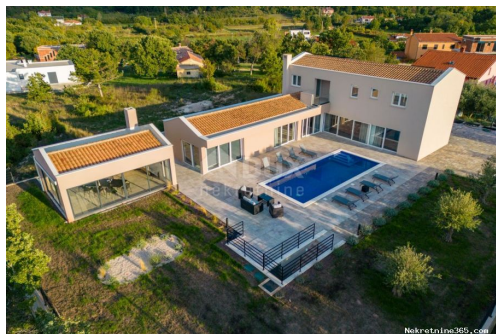


## ISTRA, LABIN - Moderna vila na odličnoj lokaciji, Labin, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto: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 - Moderna vila na odličnoj lokaciji
Property for:	Sale
House type:	detached
Property area:	287 m <sup>2</sup>
Lot Size:	1400 m <sup>2</sup>
Bedrooms:	10
Bathrooms:	4
Price:	1,160,000.00 €
Updated:	Jun 12, 2024

### Condition

Newbuild:	yes
Built:	2022

### Location

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



### Additional information

Energy efficiency:	In preparation
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### Description

Description:	<p>ISTRIA, LABIN - Modern villa in a great location The small town of Labin is located on the eastern coast of Istria on a hill 320 m high, only 3 km from the sea. The climate in Labin is Mediterranean. The Old Town is located on the hill, and the other part of the town below it is known as Podlabin. Labinština is the geographical and historical name of the eastern part of Istria. Its area is approximately 220 km and it has a total of 84 settlements. A beautiful villa for sale in the vicinity of Labin, in the immediate vicinity of all the necessary amenities. A beautifully and decently decorated garden with built-in irrigation with olive trees leads you to the ground floor, which contains a kitchen with a dining room and a living room, which in the extension leads you to the wellness room where you will find a sauna for complete relaxation and recreationists will find a gym to stay in shape. Then, it also contains one bedroom with an attached bathroom and another additional toilet. The glass rocks that stretch through the entire ground floor look</p>
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in the direction of Labin and provide plenty of sunlight to completely blend in with nature and greenery. The stairs lead to the first floor, which has three more bedrooms, also each with its own bathroom. One of the rooms offers access to a terrace that provides complete privacy and intimacy. During the hot summer months, use the beach of the 10x4 pool for complete refreshment and relaxation, the heat pump allows you to use the pool even on colder days. Also, by the pool, there is an indispensable summer kitchen with a gross area of 30m<sup>2</sup>, which is surrounded by glass walls so that nothing separates you from nature. Below the pool there is a 30m<sup>2</sup> engine room. For the heating and cooling system, the house uses floor heating on the ground floor and fan coil throughout the rest of the house - the most modern heating and cooling systems that provide complete comfort. It is precisely the possibility of switching the system from heating to cooling and vice versa that makes Fan-coil units very popular lately. The property is in the final stage of furnishing, the insulation is excellent, everything is done with top quality materials in order to provide you as the future owner with everything you need for a comfortable life or it can simply serve as an excellent investment for a tourist rental, which represents a great opportunity for a faster return on invested funds! Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 31114

### Additional contact info

Reference Number: 616232  
Agency ref id: 31114