

## PREKRASNA VILA SA BAZENOM, Labin, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name:  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	PREKRASNA VILA SA BAZENOM
Property for:	Sale
House type:	detached
Property area:	239 m <sup>2</sup>
Lot Size:	1000 m <sup>2</sup>
Bedrooms:	10
Bathrooms:	3
Price:	1.00 €
Updated:	Jul 10, 2024

### Condition

Newbuild:	yes
Built:	2015

### 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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### Parking

Number of parking spaces:	3
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### Description

**Description:**

**LABIN** Labin is a town located on the eastern coast of the Istrian peninsula in Croatia. It is located on a hill overlooking the Kvarner Bay and the islands of Cres and Lošinj. Labin has a rich history dating back to Roman times, and its old town is adorned with narrow cobbled streets, medieval architecture and historic sites. The city has a strong cultural and artistic scene, numerous galleries, studios and cultural events held throughout the year. An excellent newly built villa with a total gross area of 239 m<sup>2</sup> is located on a landscaped garden of 1000 m<sup>2</sup>. Upon entering the house, we come to the mezzanine floor where there is one large bedroom with its own bathroom. From the mezzanine we have stairs that lead to the upper and lower floors of the house. On the upper part, there are two bedrooms, each with its own bathroom, and access to the balcony. There is another smaller room that serves as a laundry room. On the lower floor there is a spacious kitchen with a living room, which has direct access to the terrace, outdoor grill and swimming pool. From the pool there is an open view of the greenery and Učka. It will provide the future buyer with a pleasant vacation in a quiet place, not far from the city center. He has a very well-established rental business. This property also offers an open basement, which is a real rarity! **MAIN CHARACTERISTICS:** - 239 m<sup>2</sup> Gross, 196 m<sup>2</sup> Net - swimming pool 32 m<sup>2</sup> - 3 bedrooms - 3 bathrooms and 1 toilet - summer kitchen - secured parking (3 parking spaces) - 4x Mitsubishi air conditioners - fireplace and the first stage of central heating - large basement - ownership is regular 1/1 **CONTACT INFO:** ROBERTA POROPAT +385955283152 **ID CODE:** IS1513087

**Additional contact info**

Reference Number: 623254

Agency ref id: IS1513087