

ISTRA, LABIN - Moderna vila s bazenom na kraju sela, Labin, House



Seller Info

Name: Agencija Dux nekretnine
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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
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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 - Moderna vila s bazenom na kraju sela
Property for:	Sale
House type:	detached
Property area:	174 m ²
Lot Size:	2300 m ²
Number of Floors:	2
Bedrooms:	5
Bathrooms:	4
Price:	560,000.00 €
Updated:	Jul 11, 2024

Condition

Built:	2015
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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:	B
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Parking

Number of parking spaces:	3
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Description

Description:	ISTRIA, LABIN - Modern villa located in a small and quiet settlement close to the
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beaches and its facilities. A few minutes' easy drive from the beach in Rabac, in a small picturesque Istrian village at the end of the street, this quality villa is located, which represents an exceptional combination of modern technology and traditional Istrian architecture. It is a villa that represents an ideal opportunity for a real warm family home or that represents an opportunity for all those who are looking for valuable real estate that will provide them with a return on their investment in the form of investments in the direction of tourism. Head with us towards this opportunity, and maybe right here your search for a dream property will have a happy ending. DESCRIPTION OF THE PROPERTY: The villa with its 174 m² of living space extends over a total of two floors due to the elevation of the terrain, although at first impression it looks as if it is a one-story house. And it consists of a modern and equipped kitchen with a spacious dining room sufficient for the whole family, as well as a spacious living room. From the living room there is access to a spacious covered terrace, where there is furniture for seating and dining, as well as a stone grill ideal for preparing your favorite delicacies. The villa consists of four bedrooms, three of which have their own bathroom, and one bedroom uses an external guest bathroom. Then there is a storage room, which is also used as a technical room. DESCRIPTION OF THE GARDEN: The villa is located on a spacious and fully fenced garden of 2300m². On the front side of the garden, there is a parking lot sufficient for 3 cars, while at the back of the garden, a spacious 34 m² swimming pool decorated with mosaics, Roman steps and a sunbathing area takes center stage. Next to the swimming pool is the aforementioned covered summer terrace with a barbecue, while the rest of the landscaped yard stretches out on a lawn ideal for entertaining friends and family, as well as for the carefree play of your youngest family members. The yard is decorated with numerous Mediterranean plants, which make it more pleasant and special during your stay outdoors with a multitude of colors and scents. The grassy part of the yard is taken care of by an automatic irrigation system with rain sensors. ADDITIONAL INFORMATION: * The villa is sold furnished. * MITSUBISHI multi split system (heat pumps) is used for cooling and heating and this system is used for underfloor heating in all rooms, heating of pool water and cooling of rooms. The system is fully automated and configurable via the Internet. * The facade is 10 cm styrofoam, so heating and cooling costs are minimal. * The ownership of the villa is in order, 1/1 owner, the villa has all the necessary documentation. *The price is shown for legal entities. The owner is a legal entity in the VAT system. The price is increased by VAT for natural persons. The buyer does not pay real estate sales tax. The villa was built on a plot of 1100 m², but the buyer gets another 1200 m² of agricultural land by purchasing this property. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. <https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 31937

Additional contact info

Reference Number: 623675
Agency ref id: 31937