

ISTRA, RABAC - Atraktivna obiteljska vila s bazenom, 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
Address: Tizianova 8
Mobile: 385 91 480 8808
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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, RABAC - Atraktivna obiteljska vila s bazenom
Property for:	Sale
House type:	detached
Property area:	143 m ²
Lot Size:	500 m ²
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	540,000.00 €
Updated:	Oct 11, 2024

Condition

Built:	2015
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Location

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

Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	In preparation
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Heating

Central heating:	yes
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Parking

Number of parking spaces: 3

Description

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ISTRIA, RABAC - An attractive family villa located in a quiet location within easy reach of its facilities. We proudly present this warm and quality family villa, located in a small settlement near the town of Labin. It is a villa that offers its future owners everything they need for a safe and peaceful stay in an environment with nature and greenery. It is located only 15 km from the tourist town of Rabac, known for its natural and landscaped beaches, incredible walks and a rich tourist offer. Head with us towards this excellent opportunity, and maybe right here your search for the ideal property will have a happy ending. **PROPERTY**

DESCRIPTION: It is a villa that consists of a total of 143 m² of living space, and is located on a comfortable garden of 500 m². The villa is thus divided into two floors, ground floor and first floor. On the ground floor of the villa, there is an entrance hall with a wardrobe area, which then leads us to the living area of the villa, designed according to the "open space" system without dividing walls, in which there is a modern and equipped kitchen, a spacious dining room sufficient for the whole family, and then a spacious living room. From this area there is access to a larger covered terrace, ideal for socializing and having fun with friends and family, as well as for resting after an active day. On the ground floor of the villa, there is also a guest toilet and a storage room, as well as the first larger bedroom with its own bathroom, which also has private access to the garden with a swimming pool. Further on, the internal staircase leads to the upper floor of the villa, where there are 3 bedrooms, each of which has its own bathroom and a view of the slightly hilly landscape and greenery. **DESCRIPTION OF THE GARDEN:** An outdoor barbecue, a spacious 32m² swimming pool with the option of installing a heated water system are located on the landscaped and fully fenced garden of 500m². There is also a children's playground on the garden, which makes it ideal for fun and carefree play for your youngest family members. In front of the villa there is enough parking space for 3 cars. **ADDITIONAL INFORMATION:** * The villa is sold furnished * The villa is equipped with new air conditioners, underfloor heating has also been installed. * It also has a chimney with the option of installing a pellet or wood stove. * The ownership of the villa is in order, the owner is 1/1, and the villa has all the necessary documentation. The property is suitable for a safe and peaceful family life, but it can also be a profitable investment in tourism. 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: 31936

Additional contact info

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