

PREKRASNA VILA – DIO LUKSUZNOG KOMPLEKSA, Labin, House



Seller Info

Name: Ars nekretnine
First Name: Ars
Last Name: nekretnine
Company Name: Ars nekretnine
Service Type: Selling and renting
Website: <https://www.ars-nekretnine.hr>
Country: Croatia
Region: Istarska županija
City: Labin
ZIP code: 52200
Address: Prilaz Vetva 16
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About us: ARS Agency, the real estate agency, was established back in 1992 and we operate on the area of Istria, with emphasis on eastern Istria, the surroundings of Labin and Rabac.

In 2003 the Agency was registered in the Golden Book of prominent Croatian entrepreneurs and in 2009 it was registered in the Real Estate Mediator Registry, kept at the Croatian Chamber of Commerce.

Our years-long experience has enabled us to provide a professional service from start to finish and an individual approach for our clients who are either in search of their new home or purchasing a real property for investment purposes.

For a long number of years, which brought many changes in

legislation and on the real estate market, with constant professional development and keeping up with the changes, we have successfully guided and consulted our clients in property transactions. The characteristics we cherish are integrity, conscientiousness and thoroughness.

Our relationship with clients does not often end with the purchase itself. Our clients keep in touch and contact us whenever they have the opportunity. Our cordiality and friendship leave a permanent mark in almost every purchase in which we participated as agents.

Our networking and cooperation with partner agencies on the area of Istria, Rijeka and Dalmatia enables us to quickly find what our clients require.

Real estate purchase is a very important investment; therefore we as agents always keep the balance between the needs and demands of the buyers and sellers. Our duty is to take care and protect the interests of both buyers and sellers.

Listing details

Common

Title:	PREKRASNA VILA – DIO LUKSUZNOG KOMPLEKSA
Property for:	Sale
Property area:	160 m ²
Lot Size:	792 m ²
Bedrooms:	5

Updated: Nov 26, 2024

Condition

Built: 2024

Location

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

Permits

Building permit: yes



Heating

Heating type: air-conditioner

Description

Description: For sale is newly built and furnished central villa, one of three villas in a gated complex with a private road and a shared children's playground. The other two villas are nearing completion and will soon be available on the market. This stunning villa offers a luxurious and comfortable stay with the following features: A 27 m² pool complete with a sun terrace, barbecue area and 32 m² of covered terrace, perfect for enjoying outdoor meals or simply unwinding. A 792 m² fenced yard providing ample parking space and a secure environment. 144 m² of net living space, stylishly designed for your comfort. Location: Situated in nature environment overlooking the forests. In front of the villas is a non-buildable area, ensuring an unobstructed view. Shopping centers are just a 4-minute drive away. The town of Labin is an 8-minute drive, and the tourist resort of Rabac is 10 km away. Activities: A forest path near the villas connects to kilometers of walking and cycling trails, perfect for running, walking, and other outdoor activities. The Villa: Consists of two residential units: a larger and a smaller apartment. You can rent out one apartment when you are not in the villa. Large parking area and a shared children's playground provide additional comfort for you and your guests. This villa offers the perfect place to relax, enjoy nature and the wine culture and top gastronomy of Istria, as well as the potential for rental income. Don't miss this excellent opportunity to purchase your own piece of paradise in Istria! Technical Specifications: Cooling and heating: each room is equipped with inverter air conditioners, while underfloor heating is provided via a heat pump. The floors are

fully covered with ceramic tiles. Carpentry: the front carpentry consists of aluminum lift-and-slide doors and premium aluminum entrance doors by CORTIZO. In the rooms and bathrooms, PVC carpentry by Kömmerling with triple glazing is installed. Energy efficiency: the property is rated A+ for energy efficiency, ensuring a high level of energy savings. Material quality: all materials used in construction are of high quality, guaranteeing durability and reliability. Pool: the pool is also lined with ceramic tiles as are the surrounding beaches, contributing to aesthetic appeal and functionality. LARGER APARTMENT (83.9 m²) Kitchen + living Room – 34.40 m² Hallway – 1.95 m² Bedroom – 10 m² Bedroom – 10 m² Bedroom – 12 m² Bathroom – 7.90 m² Bathroom – 3.80 m² Storage – 6.85 m² SMALLER APARTMENT (59.95 m²) Kitchen + Living Room – 30 m² Hallway – 2.20 m² Bedroom – 12 m² Bedroom – 10.95 m² Bathroom – 4.80 m² COVERED TERRACE – 32.30 m² POOL – 27 m²

Additional contact info

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