

## Istra - villa 200 m2, bazen i vrtna okućnica, Labin, House



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Istra - villa 200 m2, bazen i vrtna okućnica
Property for:	Sale
House type:	detached
Property area:	200 m <sup>2</sup>
Bedrooms:	7
Bathrooms:	3
Price:	780,000.00 €
Updated:	Oct 03, 2024

### Condition

Newbuild:	yes
Built:	2023

### 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:

Kaiser Immobilien presents a villa in Istria with a gross area of approx. 200 m<sup>2</sup>, with an 8x3.5 swimming pool. It consists of 5 rooms, a guest suite with its own kitchen and bathroom, and 2 bedrooms. The main part of the villa has a master bedroom and 2 children's rooms with 2 bathrooms, a living room with a kitchen and a technical room. Heating is underfloor with a heat pump, and cooling and additional heating with an air conditioner, so that in the event of a breakdown, they are not left without heating. Aluminum joinery, all liftable sliding walls to the front with integrated front door. The villa is sold completely finished with ceramics and sanitary ware, and it is also possible with complete equipment and furniture. The environment is landscaped with plants and lawn as shown in the visualizations. The villa is located 10 minutes from Rabac, 4 minutes from the center of Labin. For more information, contact an agent. ID CODE: 107-137

## Additional contact info

Reference Number: 648688  
Agency ref id: 107-137