

Labin - prilika, vila s bazenom, 176 m2, 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 Silvija 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:	Labin - prilika, vila s bazenom, 176 m2
Property for:	Sale
House type:	detached
Property area:	176 m ²
Lot Size:	792 m ²
Bedrooms:	7
Bathrooms:	3
Price:	540,000.00 €
Updated:	Oct 14, 2024

Condition

Newbuild:	yes
Built:	2024

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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Description

Description:	Kaiser Immobilien presents a perfect opportunity to buy a new building with a swimming pool and two apartments. The property consists of 176 m2 of living
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space divided into two units. It is located on land with a total square footage of 792 m². It is designed as two independent apartments. One two-room apartment with a living room and a bathroom consists of 60 m². The second three-bedroom apartment with a living room and two bathrooms consists of 77 m². A covered terrace with a total square footage of 32 m² extends in front of both apartments. The property is sold fully furnished and ready to move into. Modern design and carefully selected materials make staying in the villa very comfortable and luxurious. The villa is equipped with everything necessary for a comfortable life, each room has an air conditioning unit and underfloor heating. Due to the excellent concept of the real estate, the future owner will have various options when using the space. Both units are completely self-contained and, looking at tourist rentals, they have a great advantage on the market. The yard was used to provide you with parking for several cars and easy access to the fenced yard. The pool consists of 27 m² and is covered with ceramics, as well as the sundeck of the pool. It is equipped to make its maintenance as simple as possible, it provides automatic charging and discharging as needed. The property is located in a complex of three detached villas with private access. The complex is separated from the view and provides a main entrance with access control by plate recognition or remote control. It also has 600m² of common private road and 290m² of children's playground or additional parking for guests. The location is great for year-round living. Numerous facilities such as restaurants, cafes, shops, post office and school are only a five-minute walk away, while various shopping centers and the city center are only a five-minute drive away. The first beaches and promenades are ten minutes away by car. For more information, contact an agent. Ana Beović
ana@kaiser-immobilien.hr +385 91 618 3332 ID CODE: 112-189

Additional contact info

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