

Istra, Kunj - Villa s bazenom i okućnicom od 2208 m2, Raša, House



Seller Info

Name: ReMax Centar nekretnina

First Name: ReMax

Last Name: Centar nekretnina

Company Name: ReMax Centar Nekretnina

Name:

Service Type: Selling and renting

Website: <https://www.remax-centarnekrtnina.com>

Country: Croatia

Region: Primorsko-goranska županija

City: Rijeka

ZIP code: 51000

Address: Krešimirova 12a

Phone: 0038551635350

About us: RE / MAX Real Estate Center is the largest RE / MAX franchisor in Croatia with 8 offices in the following cities: Zagreb, Rijeka, Pula, Poreč, Umag, Rovinj, Opatija and Crikvenica. For more than 12 years, Re / max Real Estate Center has been operating as a local expert in areas where it operates with over 90 sales representatives.

The company is focused on providing the highest quality and most personalized real estate buying and selling services to its clients. A reliable advisor for the Croatian real estate market, Re / max Real Estate Center is determined to maintain strict standards of excellence through continuous indicators of success in real estate sales and by supporting the value of the Re / max brand.

Reg No.: 656/2009

Listing details

Common

Title:	Istra, Kunj - Villa s bazenom i okućnicom od 2208 m2
Property for:	Sale
House type:	detached
Property area:	272 m ²
Lot Size:	1935 m ²
Number of Floors:	1
Bedrooms:	6
Bathrooms:	4
Price:	1,750,000.00 €
Updated:	Oct 14, 2024

Condition

Newbuild:	yes
Built:	2022

Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Raša
City area:	Kunj
ZIP code:	52223

Additional information

Energy efficiency:	A+
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Parking

Covered parking space:	yes
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Description

Description:	<p>For sale is a Villa near Labin, the beach in Rabac, the Učka Nature Park, where luxury and nature blend into perfection. The estate, surrounded by olive groves and greenery with a total area of 2208 m2, offers complete peace and privacy with a beautiful panoramic view. The beautiful villa consists of a ground floor and an upper floor and is sold fully furnished and equipped. The ground floor consists of a kitchen with an island of 24.10 m2, which is connected to a living room with a fireplace of 26.90 m2, a dining room and a social room/playroom of 42.95 m2, from where there is access to a covered terrace of 30 m2 and a garden with a swimming pool. On the ground floor there are also two spacious bedrooms with their own bathrooms and another covered terrace of 15.10 m2. The ground floor of the house with a total area of 187.25 m2 consists of a separate toilet of 2.55 m2 and a corridor of 7.05 m2. The staircase leads to the first floor of the house with a</p>
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total area of 70.85 m², and consists of a corridor of 9.05 m², one room of 16.85 m² with a bathroom of 5.70 m² and another room of 12.45 m² with a bathroom of 7, 15 m². Each room has its own balcony. There are a total of two balconies on the first floor, one of 12.40 m² and the other of 3.90 m² and a French balcony of 3.35 m². All four rooms have their own bathroom and air conditioning. The house has a total of 6 air conditioners for cooling/heating and a fireplace in the living room, which, in addition to providing a wonderful atmosphere, heats the entire ground floor of the villa. There is a summer kitchen with a barbecue on the terrace, and right next to it there is a large heated swimming pool of 50m² (5x10m) and an arranged sunbathing area around the pool with an area of 163.30 m². The villa is built and equipped with top quality materials, furniture and appliances. it has an A+ energy certificate and everything is prepared for the installation of solar panels. In addition, it has a charging station for electric vehicles, a carport for 2 cars and a total of 5 parking spaces. The yard is decorated with grass and various Mediterranean plants: oleanders, cypresses, lavender, immortelle, rosemary, bougainvillea, wisteria, and there is a private children's park equipped with a sandbox, swings, a trampoline and a slide. Perfectly coordinated interior with exterior and a unique panorama in a peaceful environment make this villa special. Other characteristics of the villa: 1. Type of construction: classic reinforced concrete / stone / brick construction 2. External joinery: Roplast - double glass, Roplast - external aluminum shutters 3. Engineering: 3 Ariston electric boilers (2/80 l and 1/50 l); 6 Mitsubishi air conditioners (cooling, heating, ventilation, drying); Kamin Termotehnika (RO manufacturer) 4. Other: Hikvision Alarm system with notification; 4 UHD surveillance cameras; Hikvision intercom; Nice electric gate motor; OBO electric charger for electric vehicles (EV); Technovar grill; Calsalgrande padana - Italian ceramics I class; sanitary ware Villeroy & Bosch and Grohe; Household appliances: Bosch, Samsung and Gorenje; 6 LG UHD TV + home cinema; Internet home box; Preparation for solar electric collectors. ID CODE: 300031154-97

Additional contact info

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