

## Istra, Labin, vila s bazenom u ugodnom okruženju, Labin, House



### Seller Info

Name: Velvet Realestate  
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Country: Croatia  
Region: Istarska županija  
City: Labin  
City area: Labin  
ZIP code: 52220  
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About us: Velvet nekretnine agencija djeluje napodručju Istarske županije, gdje u svojoj ponudi objedinjuje kvalitetne, provjerene i vrhunske nekretnine. Tim agencije uključuje kako iskusne, tako i agente pripravnike čiji je cilj učiniti vašu kupnju/prodaju ugodnim iskustvom.

### Listing details

#### Common

Title: Istra, Labin, vila s bazenom u ugodnom okruženju  
Property for: Sale  
House type: detached  
Property area: 122 m<sup>2</sup>  
Lot Size: 750 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 4  
Price: 750,000.00 €  
Updated: Oct 28, 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



## Heating

Central heating: yes

## Parking

Number of parking spaces: 2

## Description

Description: Istria, Labin, villa with pool in pleasant surroundings. The town of Labin, located on the east coast of Istria, offers a perfect combination of rich history, enchanting architecture, beautiful nature and crystal clear sea. Walk through the narrow stone streets of the old town center and feel the spirit of the past. Would you like to wake up in a green environment and enjoy the sun on a terrace overlooking the sea? These villas, located in a quiet location about 10 km south of the city, near the sea, will turn that dream into reality. The villa has a total living area of 122 m<sup>2</sup> and extends through the ground floor, first floor and attic. Ground floor: kitchen with dining room, living room, bathroom, covered terrace. Floor: two bedrooms, two bathrooms, hallway, uncovered terrace. Attic: one bedroom with bathroom. There is a swimming pool of 32 m<sup>2</sup> in the beautifully landscaped garden. Each room is air-conditioned with split system air conditioners for heating and cooling, and underfloor heating is installed. Landscaped lawn with irrigation and yard. The distance to the beach is about 900 meters. Terraces with a view of the sea, neat, well furnished and equipped. Thanks to excellent occupancy during the season, this villa represents a well-established business that brings profit. Do not miss this unique opportunity to become the owner of this cozy home! ID CODE: 1677

## Additional contact info

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