

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



### Seller Info

Name: Velvet Realestate  
E-mail: [info@velvet-realestate.hr](mailto:info@velvet-realestate.hr)  
First Name: Velvet  
Last Name: Realestate  
Company: Velvet Realestate  
Name:  
Service Type: Selling and renting  
Additional: [info@velvet-realestate.hr](mailto:info@velvet-realestate.hr)  
Email:  
Website: <https://www.velvet-realestate.hr>  
Country: Croatia  
Region: Istarska županija  
City: Labin  
City area: Labin  
ZIP code: 52220  
Address: Rudarska 1  
Mobile: +385 95 584 4479  
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 idiličnom okruženju  
Property for: Sale  
House type: detached  
Property area: 263 m<sup>2</sup>  
Lot Size: 1400 m<sup>2</sup>  
Bedrooms: 6  
Bathrooms: 3  
Price: 790,000.00 €  
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: 3

## Description

Description: Istria, Labin, villa with pool in idyllic 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. Enjoy morning coffee or an evening glass of wine on the spacious terraces overlooking the sea. Tidy, quality furnished and equipped. Thanks to excellent occupancy during the season, this villa brings in profits. The villa has a total living area of 263 m<sup>2</sup> and consists of two flats/apartments: one on the ground floor and one on the first floor. Each apartment has a kitchen with a dining room, a living room, a bathroom, two bedrooms, a hallway and a covered terrace. There is a 24 m<sup>2</sup> swimming pool and a summer kitchen with a storage room and a bathroom on the beautifully landscaped garden. Each room is air-conditioned with split system air conditioners for heating and cooling, and gas central heating is installed. Close to the sea, about 900 meters from the beach. The summer kitchen is equipped with everything necessary for preparing meals outdoors, and the grill is perfect for gatherings and barbecue parties. Landscaped lawn with irrigation and yard: Enjoy the beautifully landscaped surroundings. Do

not miss this unique opportunity to become the owner of this idyllic home! ID  
CODE: 1676

### Additional contact info

Reference Number: 664758  
Agency ref id: 1676  
Contact phone: +385 98 535 752