

## MEDITERANSKA LJEPTICA SA BAZENOM I SADRŽAJIMA NA OSAMI, Labin, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Title:            | MEDITERANSKA LJEPOTICA SA BAZENOM I SADRŽAJIMA NA OSAMI |
| Property for:     | Sale                                                    |
| House type:       | detached                                                |
| Property area:    | 300 m <sup>2</sup>                                      |
| Lot Size:         | 1739 m <sup>2</sup>                                     |
| Number of Floors: | 1                                                       |
| Bedrooms:         | 7                                                       |
| Bathrooms:        | 5                                                       |
| Price:            | 882,000.00 €                                            |
| Updated:          | Oct 29, 2024                                            |

### Condition

Built: 2015.

### Location

|                        |                   |
|------------------------|-------------------|
| Country:               | Croatia           |
| State/Region/Province: | Istarska županija |
| City:                  | Labin             |
| City area:             | Labin             |
| ZIP code:              | 52220             |



### Permits

Ownership certificate: yes

### Additional information

Energy efficiency: In preparation

### Description

Description: The Mediterranean climate, excellent gastronomic offer and a handful of activities will keep your curiosity on the peninsula. Start exploring the other jewels of our coast from the comfort of your own property, which we offer you and present on this occasion! It is located only a 15-minute easy drive from the first beaches with blue flags. In a green oasis, on a completely fenced garden area of 1739m<sup>2</sup> with an automatic irrigation system, it guarantees privacy. On 300m<sup>2</sup> of living space, you will find everything you need for a comfortable everyday life. The secluded villa

consists of a space in the basement with a SPA and WELLNESS zone with a hydromassage bath, sauna, gym and bathroom. On the ground floor, the kitchen, dining room and living room form a harmonious whole dominated by functionality and airiness, which at the same time gives the warmth of sunlight that reaches through the glass walls that separate you from the summer dining room and the beach of the 42m<sup>2</sup> salt water pool. Near the pool there is also a zone for the youngest, an essential children's playground. Also, on this floor you will find a pool table for daily entertainment, two bedrooms with bathrooms, a storage room, and a guest toilet. A 400-liter boiler heats the pellet stove and the first phase of the solar panel has been installed, which is also planned to be used for water heating. The villa is fully equipped with a BOSE sound system controlled by a remote control. On the first floor, there are two more bedrooms with a bathroom and a covered terrace. The villa is fully furnished and air-conditioned with 5 inverter devices, it has pellet central heating and a fireplace that gives an irreplaceable feeling of warmth in the winter months. The property already has a well-established rental business, which gives you, as the future owner, the possibility of continuing to engage in tourism activities. For any additional information and/or viewing, call with confidence! ID CODE: IS1512205

### Additional contact info

Reference Number: 668654  
Agency ref id: IS1512205