

## PREKRASNA VILA NA SA GRIJANIM BAZENOM, 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>  
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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:	PREKRASNA VILA NA SA GRIJANIM BAZENOM
Property for:	Sale
House type:	detached
Property area:	180 m <sup>2</sup>
Lot Size:	845 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	645,000.00 €
Updated:	Oct 29, 2024

### Condition

Built:	2023
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### 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:	A
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### Parking

Number of parking spaces:	2
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### Description

Description:	LABIN Labin is a place where history, culture and natural beauty come together,
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which makes it a popular destination for tourists. It is located on the east coast of the Istrian peninsula. This exceptional villa is located only 15 minutes drive from the town of Labin. It is located on a regular plot of 845 m<sup>2</sup>, with a view of the nearby vineyards and the mountain Učka. In the construction of this extremely beautiful and modern one-story house, every detail was thought of. Special emphasis was placed on the selection of high-quality products that were used in the construction, and later in the furnishing of the property itself. The villa extends to a total of 180 m<sup>2</sup> (residential 146 m<sup>2</sup> + 34 m<sup>2</sup> terrace), and consists of 3 bedrooms and 3 bathrooms. With the fact that the largest bedroom also has a walk-in wardrobe. Then, the kitchen, dining room and living room, which is exceptionally well-lit due to the large sliding walls, as well as the guest toilet and laundry room. The living area leads directly to the covered terrace and sun deck, where there is a 45 m<sup>2</sup> (9 x 5) pool, where you can enjoy the silence and the view of the beautifully landscaped garden and the surrounding greenery. The villa is fully equipped with air conditioning inverters (2.5kw) in all bedrooms, and in the living room there is an air conditioning inverter of 5kw. Since attention was paid to every detail, the house is fully equipped with floor heating on a heat pump, and for a complete atmosphere in the living room there is also a fireplace. High energy efficiency is guaranteed by 15 cm Styrofoam insulation, aluminum and PVC joinery with mosquito nets from a renowned manufacturer. \* NEW BUILDING 180 m<sup>2</sup> (146 m<sup>2</sup> residential + 34 m<sup>2</sup> terrace) \* 3 very spacious BEDROOMS (14 m<sup>2</sup> - 18 m<sup>2</sup>) \* 3 BATHROOMS \* 1 GUEST TOILET \* SWIMMING POOL 45 m<sup>2</sup> (heating pool) \* AIR CONDITIONING INVERTERS \* FLOOR HEATING ON A HEAT PUMP \* FIREPLACE \* INSULATION 15 cm Styrofoam \* 2-3 PARKING PLACES The property is ordinary! Take advantage of the opportunity and contact for a viewing as soon as possible! ROBERTA POROPAT Licensed agent Mobile 00385 95 528-3152 Telephone 052/639-276 roberta.poropat@dogma-nekretnine.com ID CODE: IS1509459

## Additional contact info

Reference Number: 673789  
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