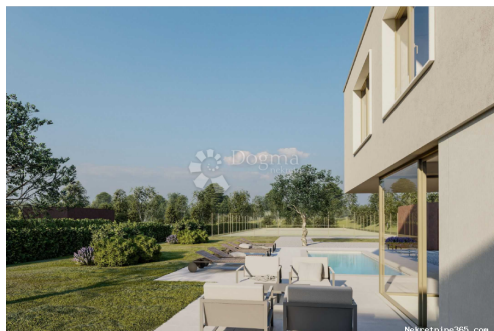


## VILLA IZ SNOVA ČEKA NA VAS!, Labin, House



### 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:	VILLA IZ SNOVA ČEKA NA VAS!
Property for:	Sale
House type:	detached
Property area:	283 m <sup>2</sup>
Lot Size:	2000 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	699,000.00 €
Updated:	Oct 29, 2024

### Condition

Newbuild:	yes
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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:	In preparation
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### Description

Description:	On this occasion, Dogma Nekretnine presents to you a detached villa with a swimming pool under construction, with a net living area of 283 m <sup>2</sup> on a spacious plot of even 2,000 m <sup>2</sup> . Close to the city, it's only a 15-minute drive to the first beach! The villa consists of a ground floor and an upper floor. The ground floor introduces you to a modern living area with an open space concept of kitchen, dining room and living room that contributes to harmony and functionality. On this floor we also find a storage room (indoor and outdoor), a sauna/fitness room and a
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transition to a covered terrace with a summer kitchen and a heated swimming pool in an extension with a massage area of a total area of 48 m<sup>2</sup>. On the first floor, there is a night area with 4 bedrooms with an attached bathroom and exit to the terrace. Installation of an inverter air conditioning system for temperature regulation, underfloor heating on a fine coil system for additional comfort, a fine coil system and another advantage, installation of solar power plants to reduce energy consumption are planned. The stated price refers to an unfurnished villa, which gives you the freedom to adapt the design to your individual needs. \*photos are informative The villa is in the early stages of construction, which represents the possibility of an agreement regarding the selection of the material manufacturer and the purchase price. The spacious and well-kept garden of the villa will provide you with the opportunity for sports activities, gardening, additional parking spaces... In the construction of this villa, high-quality materials will be used, and the works will be carried out by certified contractors. Proximity to all the necessary amenities such as a store, school, post office, health center, sports facilities, restaurants, make this location an excellent choice if you want to engage in tourist rentals and thus return invested funds faster. Istria is a unique tourist destination located on a peninsula in northwestern Croatia, which extends into the Adriatic Sea. The region is known for its rich history, spectacular nature, beautiful beaches, delicious food and wines, and authentic Mediterranean charm. Rock yourself to the authentic way of living in the mild Mediterranean climate and discover the charms that surround you. For any additional information and/or viewing, contact with confidence a licensed real estate agent with many years of experience in real estate transactions: LORENA KOGEJ Licensed agent Mobile 091/738-7200 Telephone 052/639-276 [lorena.kogej@dogma-nekretnine.com](mailto:lorena.kogej@dogma-nekretnine.com) ID CODE: IS1508946

### Additional contact info

Reference Number: 674539  
Agency ref id: IS1508946