

## Istra, Labin, okolica - prekrasna kuća sa velikim bazenom i lijepo uređenom okućnicom, Labin, House



### Seller Info

Name: Art Living Real Estate  
First Name: Art Living  
Last Name: Real Estate  
Company Name: ART LIVING REAL ESTATE  
Service Type: Selling and renting  
Country: Croatia  
Region: Istarska županija  
City: Umag  
ZIP code: 52470  
Address: Pozioi 1g  
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About us: Art Living Real Estate is an authorised licensed real estate agency, registered in the Register of Real Estate Agents at the Croatian Chamber of Commerce, which with its professional approach and a team of licensed agents represents its clients by providing top real estate services. Contact us with confidence and see for yourself our expertise and quality.

### Our services to buyers:

consulting on the situation on the real estate market and presentation of real estates in our office  
field tour of selected real estate  
real estate documentation check  
negotiating sales  
legal support (sales contract, pre-contracts, registration)  
transfer of utility obligations (electricity, water, etc.),

### Our services to sellers:

property overview  
real estate estimate  
photographic services  
consulting on the real estate's  
market value  
verification of real estate  
documentation (ownership  
certificate, construction and use  
permit)  
signing a real estate mediation  
contract  
advertising real estate on our  
website and other leading  
domestic and world websites  
additional attention is paid to  
the real estate for which we  
have an exclusive mediation  
contract in marketing  
advertising and investment

Reg No.: 72/2022

## Listing details

### Common

Title: Istra, Labin, okolica - prekrasna kuća sa velikim bazenom i lijepo uređenom okućnicom  
Property for: Sale  
House type: detached  
Property area: 170 m<sup>2</sup>  
Lot Size: 1300 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 4  
Bathrooms: 3  
Price: 650,000.00 €  
Updated: Nov 01, 2024

### Condition

Built: 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: A+



## Parking

Number of parking spaces: 3

## Description

Description:

Istria, Labin, surroundings A beautiful house for sale with a large swimming pool and an extremely beautiful and well-kept garden, located in a small Istrian village, surrounded by holiday villas. The total area of the house is 170 m<sup>2</sup> and extends over two floors, the ground floor and the 1st floor. The ground floor of the house consists of an entrance hall, a bathroom, a bedroom and a spacious living room with a kitchen and dining room according to the "open space" concept, from which you can access a covered terrace and a beautifully landscaped garden with a large swimming pool of 40 m<sup>2</sup>, as a central place for outdoor activities. , surrounded by beautiful Istrian nature. An internal staircase leads to the first floor, where there are two additional bedrooms, each with its own bathroom, and a spacious terrace with a beautiful view of the calming Istrian landscape. The house is extremely well made, using a combination of traditional stone and modern materials. Every detail in this house has been meticulously planned, right down to the modern, custom-made furniture. The house has electric underfloor heating and an air conditioning system in each room separately. The spacious garden of the house, with an area of 1130 m<sup>2</sup>, is also extremely nicely planned with a swimming pool, a children's playground and irrigation, so that you can enjoy the manicured English grass in all seasons. The pool itself has all the installations prepared so that it can be a heated pool, and can be used both in the pre-season and the post-season. This beautiful Istrian villa, a combination of modern decoration and elements of traditional architecture, represents an ideal opportunity for rent as well as for quality living. When buying this property, the buyer is exempt from paying real estate sales tax in the amount of 3%. Dear clients, It is possible to view the property only with a signed brokerage agreement, which is the basis for further actions related to the sale and commission, all in accordance with the Act on Brokerage in Real Estate Transactions. The commission of the agency for the buyer is 3% +

VAT and is paid in the case of real estate purchase upon conclusion of the pre-contract or sales contract. NOTE: We are not responsible for any errors in the property descriptions, but we want to be as precise and accurate as possible.  
AGENCY ID CODE: 1261 ID CODE: 1261

### **Additional contact info**

Reference Number: 679220  
Agency ref id: 1261  
Contact phone: 091 784 8083