

IZUZETNA VILA U ISTRI S INFINITY BAZENOM & VELIČANSTVENIM POGLEDOM, Labin, House



Seller Info

Name: Ars nekretnine
First Name: Ars
Last Name: nekretnine
Company Name: Ars nekretnine
Service Type: Selling and renting
Website: <https://www.ars-nekretnine.hr>
Country: Croatia
Region: Istarska županija
City: Labin
ZIP code: 52200
Address: Prilaz Vetva 16
Mobile: +385 98 912 3597
Phone: +385 52 857 226
About us: ARS Agency, the real estate agency, was established back in 1992 and we operate on the area of Istria, with emphasis on eastern Istria, the surroundings of Labin and Rabac.

In 2003 the Agency was registered in the Golden Book of prominent Croatian entrepreneurs and in 2009 it was registered in the Real Estate Mediator Registry, kept at the Croatian Chamber of Commerce.

Our years-long experience has enabled us to provide a professional service from start to finish and an individual approach for our clients who are either in search of their new home or purchasing a real property for investment purposes.

For a long number of years,

which brought many changes in legislation and on the real estate market, with constant professional development and keeping up with the changes, we have successfully guided and consulted our clients in property transactions. The characteristics we cherish are integrity, conscientiousness and thoroughness.

Our relationship with clients does not often end with the purchase itself. Our clients keep in touch and contact us whenever they have the opportunity. Our cordiality and friendship leave a permanent mark in almost every purchase in which we participated as agents.

Our networking and cooperation with partner agencies on the area of Istria, Rijeka and Dalmatia enables us to quickly find what our clients require.

Real estate purchase is a very important investment; therefore we as agents always keep the balance between the needs and demands of the buyers and sellers. Our duty is to take care and protect the interests of both buyers and sellers.

Listing details

Common

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| Title: | IZUZETNA VILA U ISTRI S INFINITY BAZENOM & VELIČANSTVENIM POGLEDOM |
| Property for: | Sale |
| Property area: | 256 m ² |

Lot Size: 1166 m²
Bedrooms: 3
Price: 2,625,000.00 €
Updated: Nov 20, 2024

Condition

Built: 2023

Location

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

Permits

Building permit: yes
Inspection certificate: yes



Additional information

Infrastructure: Electricity

Description

Description: Magnificent villa with irresistible charm and stunning views of the Cres and Lošinj islands and the Kvarner Bay near Opatija awaits. The villa is being created in a breathtaking hillside location in the idyllic village on Istria's east coast. Great restaurants and traditional taverns are located in the immediate vicinity and a quaint path leads to the beautiful natural beach with its turquoise bay. The residences are sun-kissed, tranquil and hugged by natural forest with formidable hospitality and regional specialities in the next small town, and beautiful medieval Labin. The ferry port of Brestova, for the island transfer to Cres, is about ten minutes away. The fashionable turn-of-the-century spa town of Opatija, with its cultural attractions and diverse shops, is around 40 minutes' drive from here. The international airports of Rijeka, Pula and Trieste are roughly 1 to 1.5 hours' drive away. The current driving time from Salzburg or Munich (approx. 5 – 6 hours) will be further reduced by the ongoing road improvements in Istria. The modern villa boasting 266 m² floorplan on 1.166 m² plot inspire with infinity pool (37 m²), stunning sea view and island panoramas. The villa blend in beautifully with the natural landscape owing to the use of high-quality local building materials such as natural stone. The interior is a perfect symbiosis of luxury and comfort. Room heights of up to 4.5 metres, panoramic glazing and superior fittings plus a smart

home system and high-performance fibre internet leave nothing to be desired. The upper level comprises a spacious, light-flooded living area with a stylish kitchen and view of the turquoise sea. The terrace, which is covered along the entire length of the building, serves as an exclusive outdoor living area, hugged by the 13-metre infinity pool, heating optional. End the day in Mediterranean style al fresco under the shaded pergola with an outdoor kitchen. The garden level houses three spacious bedrooms with high-quality fittings and en suite bathrooms finished in natural stone. A total of three terraces offer sun, tranquillity and a relaxing view of the countryside. A separate flat with its own bathroom is ideal for guests but can also be used as a stylish studio or office. Both the guesthouse and main building have separate, protected entrances that guarantee absolute privacy. The furnishings in the sales plans are for illustrative purposes only and are not included in the purchase price (except for bathroom and toilet). Broom-clean handover of property. Sunshade and awning, furniture and garden furniture are not included in the purchase price. We will provide more information on building specifications and interior upon your request.

Additional contact info

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