

## PREKRASNA VILA S BAZENOM I PANORAMSKIM POGLEDOM NA MORE, Labin, Maison



### Info vendeur

Nom: Ars nekretnine  
Prénom: Ars  
Nom: nekretnine  
Nom de l'entreprise: Ars nekretnine  
Service Type: Selling and renting  
Website: <https://www.ars-nekretnine.hr>  
Pays: Croatia  
Region: Istarska županija  
City: Labin  
Code postal: 52200  
Adresse: Prilaz Vetva 16  
Mobile: +385 98 912 3597  
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À propos de nous: 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.

## Détails des annonces

### Commun

Titre:	PREKRASNA VILA S BAZENOM I PANORAMSKIM POGLEDOM NA MORE
Property for:	Vendita
Square feet:	299 m <sup>2</sup>

Taille du lot: 654 m<sup>2</sup>  
Bedrooms: 3  
Publié: 25.07.2024

## État

Etat de l'article: En construction  
Built: 2024

## Localisation

Pays: Croatia  
Etat / Région / Province: Istarska županija  
Ville: Labin  
City area: Labin  
Poštanski broj: 52220

## Permis

Permis de construire: oui

## Informations complémentaires

Infrastructure: Électricité



## Chauffage

Type de chauffage: Climatisation

## Description

Information  
supplémentaire:

Vila se gradi na prelijepoj lokaciji na padini blizu Labina i Ravi na istočnoj obali Istre. Prvoklasni restorani i tradicionalne konobe nalaze se u neposrednoj blizini, a glavna cesta vodi do prekrasne plaže u Ravnima s čistim morem, mjestom za parkiranje i restoranom/barom na plaži. Do Ravni je 4 km, a do Labina 12 km. Vila pruža prekrasan pogled na otoke Cres i Lošinj. Prizemna etaža se sastoji od dnevnog boravka i kuhinje s puno dnevnog svijetla i pogledom na more. Dnevni dio, kuhinja i blagovaonica protežu se na 66 m<sup>2</sup>. Tu su kupaonica (6,20 m<sup>2</sup>), ostava (8,85 m<sup>2</sup>), tehnička soba (4 m<sup>2</sup>) i teretana (10,80 m<sup>2</sup>). Terasa služi kao ekskluzivni vanjski dnevni boravak s bazenom od 33 m<sup>2</sup> tako da uvečer možete uživati u mediteranskom stilu na otvorenom pod zasjenjenom pergolom s vanjskom kuhinjom ili uz otvoreni kamin uz bazen. Na gornjoj etaži nalaze se tri prostrane spavaće sobe s kupaonicama, jedna s kadmom. Dvije spavaće sobe izlaze na terase s pogledom na more. Spavaća soba 1: 19,60m<sup>2</sup> + garderoba 6,80m<sup>2</sup> + kupaonica 3,65m<sup>2</sup> (kada) Spavaća soba 2: 17,30 m<sup>2</sup> + kupaonica 5,30 m<sup>2</sup> Spavaća

soba 3: 15,15 m<sup>2</sup> + kupaonica 5 m<sup>2</sup> S ove etaže možete izaći i uživati u hladovini mediteranskog vrta iza kuće. Terasa nude sunce, mir i prekrasan pogled na more. Etaže su povezane unutarnjim konzolnim stubištem koji će biti obloženo prvoklasnim parketom kao i podovi u sobama. Kuća je klimatizirana s podnim grijanjem u dnevnom boravku i kupaonama čime će se upravljati putem Wi-fi. Sva stolarija je kvalitetan aluminij antracit s trostrukim staklom. Terasa će biti ograđene kaljenim staklenim ogradama debljine 8+8 mm kao i stubište u kući. Kuća će biti dijelom obložena Istarskim prirodnim kamenom debljine 15 do 20 cm. U cijeni je uključena priprema za videonadzor, alarm i solarne panele. Namještaj nije uključen u kupoprodajnu cijenu. Planirani rok izgradnje je krajem 2024.g Osim ove, investitori će izgraditi još tri vile koje će se nalaziti niže na padini, bez zaklanjanja pogleda, a pristup vilama bit će ograđen i dostupan samo vlasnicima. Investitori nisu novi u gradnji te se može dogovoriti pregled već izgrađenih objekata na ovom području koji će svjedočiti kvaliteti gradnje njihovih kuća.

## Informations de contact supplémentaire

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