



**Labin, Šumber, unique detached villa
 on a large plot with a view**

Croatia, Istria

Price:	€ 1 900 000
Object type	House
Market	New building
Bedrooms	4
Number of rooms	4
Land area	1850 m2
Area	350 m2
Category	For sale



Šumber is a smaller town in the Municipality of Sveta Nedjelja. On a slope with a beautiful view of the slopes of Gračišća and Pićno, this unique villa is located on a large garden of 1750 m2 decorated with indigenous plants.

The owners left nothing to chance. Every detail of the villa itself is carefully planned, and its originality and simplicity of lines simply leaves you breathless.

The exterior of the house with its massive stone walls gives the impression of a large, carefully maintained estate at first glance. The villa is surrounded by a stone wall, on which an iron fence will be additionally installed, modeled after the old noble stations. The entire area is covered by high-quality video surveillance.

In the yard on the south side there is a large swimming pool 9x4 m2. From the pool itself there is a view of the nearby slopes and the forest.

The ground floor at the very entrance is dominated by a large hall with a high ceiling that extends to the first floor. The modern, simple and functional kitchen has a beautiful fireplace in its space that looks authentic like the rest of the villa. Through the large balcony doors you can see Pićan.

In the second part of the ground floor, there is a nice living room, which also has a fireplace. A modern bathroom with simple lines and sliding, almost invisible doors easily blends into the space. The internal iron staircase does not look rough at all, and part of that space on the upper floor is a beautiful room. Wooden roof beams give warmth to the entire space.

The first floor is climbed by specially designed and made iron stairs, which, in combination with the wooden structure of the roof, beautifully round off the entire space.

On the first floor, there are two more impeccable bedrooms, each with its own ideal bathroom.



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The entire ground floor has underfloor heating, as well as vent connectors, while the upper floors have almost invisible vent connectors that regulate the ideal room temperature.

Next to the villa there is another beautiful apartment, which on the ground floor has an impeccable kitchen and bathroom, while on the first floor there is a bedroom with a large outdoor terrace.

In the continuation of the villa, there is a glazed Spa area for relaxation with a sauna.

Certainly a unique property in which a lot of love and effort has been invested.

I am at your disposal for additional information.

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