



## 3 Villas For Sale In Nedescina Labin Istria



### Agent Info

Name: Niall Madden  
Company: Esales Property Limited  
Name:  
Country: United Kingdom  
Experience since: 2002  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Phone:  
Languages: English  
Website: <https://esalesinternational.com>

### Listing details

Property for: Sale  
Price: USD 629,907.83

### Location

Country: Croatia  
State/Region/Province: Istria  
City: Nedescina  
Address: Nedešćina  
ZIP code: 52231  
Posted: Jun 28, 2024  
Description:  
3 Villas For Sale In Nedescina Labin Istria Croatia

Esales Property ID: es5554203

### Property Location

Nedešćina

Nedešćina, Labin

Istria

52220

Croatia



Property 1 (completely furnished) – 540.000,00 Eur

Property 2 (not furnished) – 520.000,00 Eur

## Property Details

Objects 785 and 786, or villas 1-2, are identical. Each house has a net area of 176.15m<sup>2</sup>. The floor plans are attached. Cooling and heating are provided through inverter air conditioning units in each room. The objects have underfloor heating via a heat pump. The complete floors are tiled in ceramic.

The front carpentry consists of aluminum lift-and-slide doors and high-quality aluminum entrance doors of the CORTIZO brand, while the rooms and bathrooms have PVC Kömmerling with triple glazing. The objects are of energy class A+. All materials used in construction are of high quality. The pools are also tiled in ceramic, as are the beaches.

Object 790, or villa 3, has a wine cellar in the floor with a glass cover, and a net area of 197.55 m<sup>2</sup> for the object itself. All other characteristics are the same as in objects 1 and 2.

The pool is equipped with top-of-the-line equipment and ceramic tiles.

The complex is shielded from view and has a main entrance with access control through license plate recognition or remote control. It also includes 600m<sup>2</sup> of shared private road and around 290m<sup>2</sup> of a children's playground and additional guest parking. This shared part is used in 3 equal parts, with each villa owning 1/3, and ownership is also registered on these two plots.

Ville Tre Vini is a beautiful complex of three luxury houses with a pool, located in one of the most desirable areas in Nedešćina, Labin. Each of these three houses is named after a type of Croatian wine – Refošk, Teran, and Merlot, as the villas themselves are situated between 3 renowned winemakers.

Each of these three houses has a large fenced plot for access and parking, a shared children's playground, and numerous other facilities that make staying in this complex an unforgettable experience. Ville Tre Vini offers a unique opportunity to enjoy luxurious living in the beautiful area of Istria, alongside some of the best Croatian wines.

All three villas are built with luxury materials and details, and the interiors are elegant and modern. The outdoor space offers privacy and tranquility, is fenced, and has a separate plot as access. Each house has a large pool with a sun terrace and barbecue, perfect for relaxing and entertaining with family and friends.

The location of this complex is excellent – Nedešćina is a small and peaceful town in Istria, surrounded by beautiful nature and forests. Additionally, there is a protected area in front of the villas where no construction is allowed, ensuring that your view remains untouched. The nearest airport is Pula airport, which is cca 45 km away.

Shopping centers are a 2-minute drive away, the town of Labin is 4 minutes away, and the beautiful



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tourist destination of Rabac is only 7-8 (cca 10km) minutes away. A forest path passes by the villas, connected to miles of hiking and forest trails where you can enjoy running, cycling, walking, and other activities in the beautiful nature and clean air.

One of the advantages of purchasing these villas is the possibility of renting out a smaller unit to guests for additional income, while the larger unit will be the perfect home for you and your family. Furthermore, the complex includes a large parking area and a shared children's playground, which will be excellent for you and your guests.

In summary, these villas offer a perfect place to relax, enjoy nature and the wine culture of Istria, as well as the potential for rental income. Do not miss this unique opportunity to purchase your own piece of paradise in Istria

## ABOUT THE AREA

### Unveiling Nedešćina: A Hidden Gem in Labin, Istria

Nestled amidst the rolling hills of eastern Istria, Croatia, lies the charming village of Nedešćina. This hidden gem, boasting a population of around 537 residents, offers a taste of authentic Croatian life away from the crowds. Unlike the more tourist-saturated coastal towns, Nedešćina exudes a peaceful serenity, ideal for travelers seeking a slower pace and a chance to reconnect with nature. Cobble streets wind through the village, lined with traditional stone houses that whisper tales of times gone by. The verdant landscape surrounding Nedešćina creates a picture-perfect postcard scene, promising a tranquil escape for those yearning for relaxation and rejuvenation.

Despite its tranquil setting, Nedešćina isn't entirely isolated. The village falls within the municipality of Sveta Nedelja, ensuring convenient access to essential amenities. A short drive takes you to the vibrant town of Labin, a renowned artist's haven brimming with art galleries, studios, and cultural attractions. Here, you can wander through charming piazzas lined with cafes and restaurants, soak up the local atmosphere, and immerse yourself in the rich artistic heritage of the region. For those seeking a touch of history, the medieval hilltop town of Labin boasts a captivating old town with ancient fortifications and remnants of its Roman past, offering a glimpse into the area's fascinating history.

Beyond cultural exploration, Nedešćina provides a haven for outdoor enthusiasts. Hiking and biking trails weave through the surrounding hills, offering opportunities to explore the lush Istrian countryside. Breathe in the fresh air, immerse yourself in the beauty of nature, and discover hidden villages steeped in tradition. For a taste of the Adriatic coastline, a short drive takes you to the charming seaside town of Rabac. Here, you can relax on pristine beaches, bask in the warm Mediterranean sunshine, or take a refreshing dip in the crystal-clear waters. Whether you crave cultural immersion, outdoor adventures, or simply a chance to unwind amidst stunning scenery, Nedešćina offers the perfect base camp for exploring the best of what Istria has to offer.

A stay in Nedešćina wouldn't be complete without indulging in the region's culinary delights. Local restaurants and konobas offer a delectable array of Istrian specialties, prepared with fresh, seasonal ingredients. Savor succulent seafood dishes, sample local cheeses and cured meats, and pair your meal



with a glass of Istrian wine. For a truly authentic experience, visit local farms or markets to discover the freshest produce and immerse yourself in the vibrant agricultural heritage that forms the backbone of Nedešćina's way of life.

Nestled amidst rolling hills, steeped in history, and offering easy access to vibrant towns and stunning coastlines, Nedešćina promises an unforgettable experience in the heart of Istria. Whether you're seeking a relaxing escape, a cultural immersion, or a chance to explore the beauty of the Croatian countryside, Nedešćina offers a unique and unforgettable escape.

## MAiN FEATURES:

- \* 177m2 of living space
- \* 97m2 plot
- \* 5 Bedrooms
- \* 3 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Pool
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* A great base from which to discover other fantastic areas of Croatia
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### Common

|                   |          |
|-------------------|----------|
| Bedrooms:         | 5        |
| Bathrooms:        | 3        |
| Finished sq. ft.: | 177 sq m |

### Utility details

|          |     |
|----------|-----|
| Heating: | Yes |
|----------|-----|

### Rental details

|            |     |
|------------|-----|
| Furnished: | Yes |
|------------|-----|

### Lease terms

Date Available:

### Additional information

|                   |   |
|-------------------|---|
| Virtual tour URL: | <a href="https://www.youtube.com/embed/nnM8bRaBIjE?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent">https://www.youtube.com/embed/nnM8bRaBIjE?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent</a> |
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**Contact information**

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