

## Prostrana kuća s bazenom, Labin, Labin, House



### Seller Info

Name: Velvet Realestate  
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Last Name: Realestate  
Company: Velvet Realestate  
Name:  
Service Type: Selling and renting  
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Email:  
Website: <https://www.velvet-realestate.hr>  
Country: Croatia  
Region: Istarska županija  
City: Labin  
City area: Labin  
ZIP code: 52220  
Address: Rudarska 1  
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About us: Velvet nekretnine agencija djeluje napodručju Istarske županije, gdje u svojoj ponudi objedinjuje kvalitetne, provjerene i vrhunske nekretnine. Tim agencije uključuje kako iskusne, tako i agente pripravnike čiji je cilj učiniti vašu kupnju/prodaju ugodnim iskustvom.

### Listing details

#### Common

Title: Prostrana kuća s bazenom, Labin  
Property for: Sale  
House type: detached  
Property area: 320 m<sup>2</sup>  
Lot Size: 2452 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 7  
Bathrooms: 5  
Price: 560,000.00 €  
Updated: Jul 31, 2023

## Condition

Built: 1970  
Last renovation: 2015

## 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: C



## Parking

Garage: yes  
Number of parking spaces: 6

## Description

Description: On the hill above Rabac lies the medieval town of Labin, whose real name Albona has been mentioned for 285 years. B.C. Rarely can a city offer you so much at once. You can enjoy walks among the old walls or go down to the city center where you will find everything you need for a quality life and rest, as well as a touch of the past so you can learn the facts and see many monuments of what we call today the town of Miners. Only 3 kilometers from the "old Labin," you will be enchanted by beautiful beaches overlooking the island of Cres, cafes, restaurants, and everything you need to please many visitors. Near Labin, a spacious house with a swimming pool and two residential units is for sale. The ground floor of the first building consists of a spacious living room with a kitchen and dining area, bedroom, and bathroom. Upstairs we find 3 bedrooms, each with its bathroom. The second building is entered by external stairs through a separate entrance and consists of two bedrooms, a kitchen, and a bathroom. The property also has a basement that is heated and cooled via air conditioning. A spacious garden of 2452 m<sup>2</sup> is the most significant advantage of this property. The garden is adorned with a

swimming pool, sun deck, summer kitchen, children's playground, and tavern. The property has several parking spaces and 3 garages. The property is already well-established in tourism and has very high reviews, which gives the new owner a straightforward continuation of the business. The position of the property and the proximity of all necessary facilities provide the possibility of pleasant family life.  
ID CODE: 403

### Additional contact info

Reference Number: 424653  
Agency ref id: 403