

## Moderna kuća s bazenom, okolica Labina, Labin, House



### Seller Info

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Country: Croatia  
Region: Istarska županija  
City: Labin  
City area: Labin  
ZIP code: 52220  
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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: Moderna kuća s bazenom, okolica Labina  
Property for: Sale  
House type: detached  
Property area: 175 m<sup>2</sup>  
Lot Size: 1290 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 3  
Price: 750,000.00 €  
Updated: Jul 31, 2023

#### Condition

Built: 2017

## 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: In preparation

## Parking

Number of parking spaces: 5

## Description

Description: On the hill above Rabac is located the medieval town of Labin, whose real name Albona has been mentioned since 285. B.C. It is rare that a city can offer you so much at once. You can enjoy walking among the old walls or go down to the city center where everything you need for a quality life and vacation awaits you, as well as a touch of the past, so you can find out the facts and see many monuments about what we now call the town of Miners. Just 3 kilometers from "old Labin", you will be enchanted by beautiful beaches with a view of the island of Cres, cafes, restaurants and everything necessary to please numerous visitors. - In a quiet village just a few kilometers from the center of Labin, there is this modern house of 175 m<sup>2</sup>, located on a spacious plot of 1290 m<sup>2</sup>. The property consists of a living room with dining room and kitchen, a guest toilet and three spacious bedrooms, each with its own bathroom, one of which has a walk-in closet. From the kitchen there is access to a covered terrace with a dining table, from which there is a view of the wonderful heated saltwater pool of 32 m<sup>2</sup> and the associated sunbathing area. On the fenced and landscaped garden there is also a barbecue, an auxiliary building of 39 m<sup>2</sup> equipped with a summer kitchen with an additional guest toilet and storage room, a corner for resting with a covered awning and a playground for children. The temperature is regulated according to the heat pump principle using floor heating and cooling and air conditioning in the living room. PVC joinery with three-layer glass, mosquito nets and electric shutters were used for the

exterior joinery. The property is fully furnished and is being sold as such. An eco septic tank was built for the needs of drainage water. Also, it has the possibility of holding several parking spaces. ID CODE: 1044

### **Additional contact info**

Reference Number: 461254

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