

## Istra, Labin, Okolica, Poslovno stambena zgrada 3700 m2, Labin, Commercial property



### Seller Info

Name:	Velvet Realestate
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Company Name:	Velvet Realestate
Service Type:	Selling and renting
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Website:	<a href="https://www.velvet-realestate.hr">https://www.velvet-realestate.hr</a>
Country:	Croatia
Region:	Istarska županija
City:	Labin
City area:	Labin
ZIP code:	52220
Address:	Rudarska 1
Mobile:	+385 95 584 4479
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:	Istra, Labin, Okolica, Poslovno stambena zgrada 3700 m2
Property for:	Sale
Office space type:	warehouse - workshop
Property area:	3700 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	30
Price:	1,500,000.00 €
Updated:	Jul 31, 2023

#### 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: 7

## Description

Description: Istria, Labin, Surroundings, Commercial and residential building, 3700 sqm. Labin is located on the east coast of Istria, halfway between Rijeka and Pula, only a few kilometers from the sea. One of the most developed cities in Istria, new economic zones are opening for domestic and foreign investors. The city of Labin turned to small and medium-sized businesses. Today, Labin is the second largest exporter in Istria, while over 1.3 million overnight stays are realized in tourism. Istria, Labin, Surroundings, Commercial-residential building 3700 sqm located on the state road that connects Rijeka and Pula. Not far from the commercial port, with good traffic connections. The building is built on two floors, it is a building from the 20-30s of the last century, renovated and put into operation. Suitable for various types of activities. The business premises is split in several units, and according to purposes, it is residential and business space (office), business space - printing office, business space - storage, business space - catering, business space - sales, shop, business space - offices, living space, two covered areas (terraces) and associated land of 6000 sqm (in part, a parking lot for about 50 cars). In terms of usage, office-type, sales-exhibition-type activities, smaller production facilities are possible, i.e. the purpose of use according to the spatial plan is: economic - business purposes, mainly service purposes The facility is functional, in a good location in terms of traffic connections and visibility. ID CODE: 1128

## Additional contact info

Reference Number: 466989  
Agency ref id: 1128