

## ISTRA, LABIN - Novogradnja modernog dizajna s bazenom, Labin, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, LABIN - Novogradnja modernog dizajna s bazenom
Property for:	Sale
House type:	detached
Property area:	176 m <sup>2</sup>
Lot Size:	798 m <sup>2</sup>
Bedrooms:	7
Bathrooms:	3
Price:	620,000.00 €
Updated:	Nov 02, 2024

### Condition

Newbuild:	yes
Built:	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
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### Heating

Central heating:	yes
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### Parking

Number of parking	3
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spaces:

## Description

Description:

ISTRIA, LABIN - New construction of modern design with swimming pool On the southeastern coast of Istria, at the place where the green hills meet the sea, where nature and heritage come together, there are two towns of similar size, but with different but mutually complementary characters - Labin and Rabac. The picturesque town of Labin rises on a hill 320 m high, only five kilometers from the white pebble beaches in Rabac. Intertwined with rich history and mining that marked this region, Labin, which was declared an independent republic for a short time, is today a fascinating city of contradictions; old and new, history and present, tourism and art. In the vicinity of the town of Labin, there is a new building of modern design with a swimming pool for sale. It is located in a quiet settlement surrounded by family houses and holiday homes on the edge of the construction area with a view of greenery. The house is characterized by quality construction and contemporary, modern design. The living space is clearly defined and maximally used and contains two residential units. The larger residential unit consists of a living area with a kitchen, dining room and living room connected to the outside space by glass walls, three bedrooms, two bathrooms and a storage room. The smaller residential unit consists of a living area with a kitchen, dining room and living room connected to the outside space by glass walls, two bedrooms and a bathroom. Cooling/heating of the house is ensured by a floor heating system via a heat pump and air conditioners. Next to the house, there is a 27 m<sup>2</sup> swimming pool with a paved sunbathing area and two parking spaces in the fenced and landscaped garden. The property also has one-third co-ownership of the children's playground and additional parking for guests next to the house. The stated price refers to the turnkey phase, and there is also the possibility of buying a fully equipped and furnished property. Given the convenient location, this property is an ideal opportunity for family life or as an investment for rental for tourist purposes. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 20755

## Additional contact info

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