

## ISTRA, LABIN - Kuća i poslovni prostor, Labin, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
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  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
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 - Kuća i poslovni prostor
Property for:	Sale
House type:	detached
Property area:	270 m <sup>2</sup>
Lot Size:	499 m <sup>2</sup>
Bedrooms:	9
Bathrooms:	3
Price:	436,000.00 €
Updated:	Nov 09, 2024

### Condition

Built:	1990
Last renovation:	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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### Parking

Garage:	yes
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### Description

Description:	ISTRIA, LABIN - House and business premises On the southeastern coast of
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Istria, where green hills meet the sea, where nature and heritage meet, 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 meters 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, in a fortified town above the blue-green bay that overlooks the entire Kvarner, a house and business premises are for sale. The house extends over two floors and consists of three residential units with separate entrances and a garage. On the ground floor there is a residential unit in the high Roh-bau phase with an area of 85 m<sup>2</sup>, which consists of a living room, dining room and kitchen in an open concept, two bedrooms and a bathroom. The floor plan of the ground floor is complemented by a 20 m<sup>2</sup> garage and a storage room. On the first floor there are two tastefully decorated and well-equipped residential units with access to the balcony. The apartment of 49 m<sup>2</sup> consists of a living room, dining room and kitchen in an open concept, a bedroom and a bathroom, while the apartment of 52 m<sup>2</sup> consists of a kitchen with a dining room, two bedrooms and a bathroom. Commercial space of 60 m<sup>2</sup> with direct access from the public road and public parking in front of the entrance is located in front of the house in the basement and offers a special potential in terms of positioning. This property is an ideal opportunity for investment as well as for family life. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 23494

### Additional contact info

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