

ISTRA, LABIN - Moderna novogradnja na rubu naselja, 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
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 - Moderna novogradnja na rubu naselja |
| Property for: | Sale |
| House type: | detached |
| Property area: | 111 m ² |
| Lot Size: | 973 m ² |
| Bedrooms: | 3 |
| Bathrooms: | 2 |
| Price: | 490,000.00 € |
| Updated: | Nov 11, 2024 |

Condition

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|-----------|------|
| Newbuild: | yes |
| Built: | 2023 |

Location

| | |
|------------------------|-------------------|
| Country: | Croatia |
| State/Region/Province: | Istarska županija |
| City: | Labin |
| City area: | Labin |
| ZIP code: | 52220 |

Permits

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|------------------------|-----|
| Building permit: | yes |
| Ownership certificate: | yes |

Additional information

| | |
|--------------------|----------------|
| Energy efficiency: | In preparation |
|--------------------|----------------|



Parking

| | |
|---------------------------|---|
| Number of parking spaces: | 2 |
|---------------------------|---|

Description

Description:

ISTRIA, LABIN - Modern new construction on the edge of the village On the southeastern coast of 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. Not far from the town of Labin, there is a modern new building for sale on the edge of the village. Located at the end of an idyllic settlement with only a few houses nearby, it was designed respecting the profession, legal regulations and spatial planning documentation and was built according to the highest standards for residential construction. With its tame architecture, it does not disturb the environment, but creates a synergy of the natural environment, traditional Istrian architecture and modern design. Tradition is symbolized by stone and a gable roof, and a contemporary expression by a large-format glass wall. Design simplicity resulted in the creation of a compact floor plan and a pleasant airy space. It was conceived as one residential unit with a net area of 111.4 m², which extends over two floors with a modern interior that exudes elegance and simplicity and provides a high level of comfort. The ground floor consists of an open concept space that unites the living room, dining room and kitchen with access to a covered terrace containing a summer kitchen. The floor plan of the ground floor is complemented by a bathroom and a technical room. There are two bedrooms on the first floor, one of which is the master bedroom with its own bathroom with sauna and access to two terraces; uncovered and covered terrace containing a hot tub. The yard is completely fenced and elegantly decorated with grassy areas and Mediterranean plants, and the central place is occupied by a 24 m² swimming pool with a sunbathing area. This perfectly integrated property is an exceptional opportunity for a comfortable family life as well as an investment investment in the tourist rental business. The planned completion of works and furnishing and handover of the property is scheduled for the end of 2024. Dear clients, the agency commission is charged in accordance with the General Business Conditions:
www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 24442

Additional contact info

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