

## ISTRA, LABIN - Moderna, komforna kuća s bazenom, Labin, House



### Seller Info

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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  
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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 - Moderna, komforna kuća s bazenom
Property for:	Sale
House type:	detached
Property area:	266 m <sup>2</sup>
Lot Size:	2748 m <sup>2</sup>
Bedrooms:	7
Bathrooms:	4
Price:	700,000.00 €
Updated:	Sep 30, 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 - Modern, comfortable house with swimming pool 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, a modern, comfortable house with a swimming pool is for sale. With its tame architecture, it does not disturb the environment but creates a synergy of natural surroundings and modern design. It was conceived as one residential unit that extends over two floors with a modern, airy, natural light-filled interior that exudes elegance 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 complements the wellness area with sauna, toilet and two storage rooms. Upstairs there are four bedrooms with their own bathrooms. Heating/cooling of the house is provided by a fan coil system and a floor heating system via a heat pump, while thermal solar collectors are installed for the preparation of hot sanitary water. The yard is completely fenced and elegantly decorated with grass and gravel areas and Mediterranean plants. The central place is occupied by a swimming pool of 28 m<sup>2</sup> with a sunbathing area, and next to the house there is also an auxiliary facility of 17 m<sup>2</sup>. The location, structure and comfort make this property an ideal opportunity for a peaceful family life as well as an investment for the purpose of tourist rental. The stated price refers to the turnkey phase with the possibility of additional arrangement of the spacious garden with price correction. 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: 24482

## Additional contact info

Reference Number: 521080

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