

## ISTRA, LABIN - Novogradnja s garažom i bazenom, Labin, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
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Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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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 s garažom i bazenom
Property for:	Sale
House type:	detached
Property area:	186 m <sup>2</sup>
Lot Size:	1420 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	3
Price:	480,000.00 €
Updated:	Aug 16, 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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### Parking

Garage:	yes
Number of parking spaces:	3

## Description

Description:

ISTRIA, LABIN - New building with garage and 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 Labin, a new building with a garage and a swimming pool is for sale. It is located in a quiet settlement surrounded by family houses and holiday homes. The house is characterized by quality construction and contemporary, modern design. The living area of 122.35 m<sup>2</sup> is clearly defined and used to the maximum. It consists of a living area with a kitchen, a dining room and a living room connected to the outside space by glass walls, three bedrooms with their own bathrooms, a guest toilet and a storage room. The floor plan is complemented by a garage of 21.20 m<sup>2</sup> and a storage area of 4.70 m<sup>2</sup>. Cooling/heating of the house is provided by a floor heating system and air conditioning inverters. Next to the house, in the fenced and landscaped garden, there is a 32 m<sup>2</sup> swimming pool with a paved sunbathing area. 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: 20971

## Additional contact info

Reference Number: 532686

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