

## ISTRA, LABIN - Kuća u predgrađu, 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 - Kuća u predgrađu
Property for:	Sale
House type:	detached
Property area:	180 m <sup>2</sup>
Lot Size:	1141 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	1
Price:	420,000.00 €
Updated:	Nov 16, 2024

### Condition

Built:	2009
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### 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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### Description

Description:	ISTRIA, LABIN - House in the suburbs On the southeast coast of Istria, where the green hills meet the sea, where nature and heritage meet, there are two towns of
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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 suburbs of Labin, a comfortable house is for sale. It is located in a quiet neighborhood surrounded by family houses and vacation homes. It is of high-quality construction and is completely insulated (facade, floor and roof insulation). The house is divided into two floors; basement and ground floor. The ground floor consists of an open concept space that unites the living room, dining room and kitchen with access to a covered terrace, three bedrooms, bathroom, guest toilet and storage. Basement of approx. 70 m<sup>2</sup> requires additional arrangement. Access is via an internal staircase as well as a separate external entrance. Electricity and water installations were disconnected and an open fireplace was built. It is planned as a space for socializing (tavern with a fireplace) with a kitchen and a bathroom. An excellent location and spatial organization provide an opportunity for a comfortable family life or an investment in a tourist rental business. 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: 25306

### Additional contact info

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