

## ODLIČNA KUĆA U NIZU NADOMAK SVIH SADRŽAJA, U IZGRADNJI, Labin, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	ODLIČNA KUĆA U NIZU NADOMAK SVIH SADRŽAJA, U IZGRADNJI
Property for:	Sale
House type:	in sequence
Property area:	140 m <sup>2</sup>
Lot Size:	270 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	3
Bathrooms:	2
Price:	400,000.00 €
Updated:	Apr 15, 2024

### Condition

Newbuild:	yes
Built:	2024.

### 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

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Let an urban villa in a row be your opportunity to solve the housing issue or invest in tourist real estate. The exterior will combine contemporary design with warm elements, such as facade panels and glass surfaces that allow for plenty of natural light. The ground floor will contain a spacious living area that will include a kitchen, living room and dining room. The open space concept will create a feeling of spaciousness and connectedness of the space. The guest toilet and technical room will be located on the ground floor. From the living area, there is an exit to a spacious covered terrace that will allow outdoor enjoyment. Upstairs there will be two spacious bedrooms, each with its own bathroom. The villa will have its own garage for two cars. It is located within walking distance from the center of the town, which means that all the necessary facilities, such as shops, restaurants, schools and other facilities, are easily accessible. This location makes the villa an excellent opportunity to address housing needs given its practicality and proximity to all important amenities. The urban semi-detached villa under construction is characterized by modern design, functionality of the space, privacy of bedrooms with bathrooms and a practical garage, all located in an exceptional location that facilitates everyday life. Call for all additional information and viewing of the property in order to offer you a personalized approach and discreet service of finding properties according to your wishes and preferences. LORENA KOGEJ Licensed agent Mobile 091/738-7200 Telephone 052/639-276 [lorena.kogej@dogma-nekretnine.com](mailto:lorena.kogej@dogma-nekretnine.com) SANDRA MILETIĆ Licensed agent Mobile 091/988-5843 Telephone 052/639-276 [sandra.miletic@dogma-nekretnine.com](mailto:sandra.miletic@dogma-nekretnine.com) Labin is a town located on the eastern coast of the Istrian peninsula, only a 10-minute drive from the property. It has a rich history that goes back thousands of years, and its old town center preserves numerous historical sights. The town is located on a hilly area, which offers visitors a wonderful view of the surrounding nature and the sea. Rabac also offers numerous restaurants, cafes and shops, where visitors can enjoy Istrian cuisine and buy souvenirs. In the evenings, it comes alive with various events, concerts and manifestations. The beaches in Rabac, which are located 4 km from Labin, such as Girandello and Maslinica, attract visitors with their beauty and clean sea. ID CODE: IS1510426

## Additional contact info

Reference Number: 548170  
Agency ref id: IS1510426