

ISTRA, LABIN - Moderna prizemnica s prostranom okućnicom, 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
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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 prizemnica s prostranom okućnicom
Property for:	Sale
House type:	detached
Property area:	90 m ²
Lot Size:	1100 m ²
Bedrooms:	2
Bathrooms:	1
Price:	470,000.00 €
Updated:	Aug 20, 2024

Condition

Newbuild:	yes
Built:	2018
Last renovation:	2021

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:	A+
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Parking

Number of parking spaces:	2
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Description

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ISTRIA, LABIN - Top romantic villa located on a spacious and private garden hidden from view. Only 7 km from the historical center of the town of Labin, there is a quality one-story house. It is a small, modern villa of considerable character with a total residential square footage of 90m², which is located on a spacious and airy garden of 1000m². DESCRIPTION OF THE PROPERTY; Although this one-story house is modest in its square footage, it is certainly not modest in its character, content and the comfort it offers. The main part of the house is an open living space in which there is a modern and fully equipped kitchen with a dining room and a living room. What creates a special atmosphere in this space is the airiness and the view that extends through the glass walls towards the rest of the garden and the pool. In the private part of the house there is one bedroom with a modern and comfortable bathroom. In order to make your stay as high-quality and pleasant as possible, there is also a separate and separate wellness area where you can relax without restrictions with a Finnish sauna, a jacuzzi, a massage table, and an additional shower. The central part of the property is occupied by a spacious swimming pool with heated water of 38m² and a hydromassage area, next to which there is also a sunbathing area. There is also a modern summer kitchen ideal for preparing your favorite delicacies. While on the rest of the fenced and private garden you can rest with spacious greenery and native plants, which is taken care of by an automatic irrigation system. For your tin pets, there is also a landscaped and covered parking lot for two cars in the garden in front of the house. We are sure that when it comes to this nice and warm one-story house, you will be surprised by the extraordinary occupancy rate as well as the gross annual income that it generates, which guarantees a safe return on investment and that in a period of only 10 - 12 years. It is a building that has a superbly designed tourist offer, and the future owners are offered the opportunity that by purchasing the building, the current owners will continue to develop the same offer and achieve the same top results with the same enthusiasm and desire. We must not ignore that this house can also represent an ideal opportunity for a private property that you can enjoy all year round. ADDITIONAL INFORMATION; * The house is fully equipped and is being sold as such * The house also has a basement space of 25 m² that can be used as a tavern or wine cellar. Why not both! * The house also has its own chimney, which can be used to set up a pellet or wood stove, thus creating a special atmosphere by the fire during the colder months of the year. * All rooms are air-conditioned with new air conditioners. villas, feel free to contact us! Dear clients, the agency commission is charged in accordance with the General Business Conditions www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 26127

Additional contact info

Reference Number: 551104
Agency ref id: 26127