

## ISTRA, KUĆA 450 M2 - 8 APARTMANA, BAZEN I POGLED NA MORE!, Labin, House



### Seller Info

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About us: Founded and owned by luxury real estate broker Milan Mandić, Smart Invest Properties is a top-producing luxury real estate agency in Europe - Croatia – Riviera of Opatija offering clients white-glove treatment, innovative marketing strategies, integrity and overall professionalism.

Smart Invest Properties is led by Milan Mandić who offers his unwavering work ethic, extensive background in the real estate finance and development industries and proven track record of delivering excellent service to his clients. Milan is sought-after by powerful professionals and influential individuals from all over the world for his extensive, unparalleled expertise in the Croatia –

Riviera of Opatija and Istria real estate market.

Smart Invest Properties serves clients throughout Riviera of Opatija, town Rijeka, Istria and Island Krk prime residential areas including Opatija, Lovran, Volosko, Rijeka, Istria, Island Krk and is working on some other parts of Croatia like main town Zagreb and Dalmatia together with their partners agency.

In addition to serving the Riviera of Opatija real estate market, Smart Invest Properties strongly believes that giving back to the community is extremely important.

Smart Invest Properties – Real estate agency participate in many local and international Real estate Fairs ( Rexpo show – Zagreb - Croatia, International Moscow Property Show - Russia, International Property Show – London – UK, LPS Shangai Luxury Property Show - China, Munchen Property Show - Germany, MIPIM World property market Show Cannes, etc.)

Reg No.: 110/2010

## Listing details

### Common

Title:	ISTRA, KUĆA 450 M2 - 8 APARTMANA, BAZEN I POGLED NA MORE!
Property for:	Sale
House type:	detached
Property area:	450 m <sup>2</sup>
Lot Size:	1310 m <sup>2</sup>
Number of Floors:	2

Bedrooms: 16  
Bathrooms: 10  
Price: 730,000.00 €  
Updated: Dec 25, 2023

## Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Labin  
City area: Rabac  
ZIP code: 52220



## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Energy efficiency: In preparation

## Description

Description: RABAC - LABIN, SURROUNDINGS APARTMENT HOUSE WITH 8 APARTMENTS, SWIMMING POOL AND OPEN SEA VIEW! An excellent opportunity to buy a furnished and equipped property with an established tourist rental business. Total area of 450 m<sup>2</sup> on a spacious garden of 1310 m<sup>2</sup>, with eight residential units arranged as follows: Ground floor: - APP 1 - 32 m<sup>2</sup> (2-4 guests) - APP 3 - 32 m<sup>2</sup> (2-4 guests) First floor: - APP 4 - 55 m<sup>2</sup> (4 guests) - APP 5 - 60 m<sup>2</sup> (4 guests) - APP 6 - 55 m<sup>2</sup> (4 guests) Second floor: - APP 7 - 70 m<sup>2</sup> (4 guests) - APP 8 - 70 m<sup>2</sup> (4 guests) Each apartment has a terrace or balcony with an open view of the sea. Next to the house there is an auxiliary building consisting of another studio apartment and a storage room. The yard is fenced and decorated in a Mediterranean style. Behind the house, in the central part of the garden, there is a swimming pool with a sunbathing area, a place for grilling and socializing. There is parking for several cars in the garden. The separate entrance of each residential unit offers privacy. The apartments are fully decorated, maintained and furnished. A beautiful view of the sea from all residential units, as well as the garden itself, are certainly the big assets of this valuable property. The nearest, beautiful wild beach can be reached on foot through the forest in about 10 minutes, and the first organized beach with a cafe, restaurant and facilities can be reached by car in 3 minutes. There is also the nearest store. Other amenities are a 10-minute drive away in the town of Labin, 20 minutes to the tourist resort of Rabac, 40 minutes to Pula... Ownership and documentation in order. Do not miss this opportunity if you are looking for real estate for investment in tourist rental apartments by the sea! For more information and a tour, call +385/99/320-0011 ID CODE: 14627

## Additional contact info

Reference Number: 554867

Agency ref id: 14627