

## Rabac, Labin, odlična kuća za odmor na top lokaciji, Labin, House



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
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1.kat  
Mobile: +385 52 210 824  
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About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Rabac, Labin, odlična kuća za odmor na top lokaciji  
Property for: Sale  
House type: detached  
Property area: 349 m<sup>2</sup>  
Lot Size: 2269 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 15  
Bathrooms: 6  
Price: 980,000.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 1978.

#### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Labin

City area: Labin  
ZIP code: 52220

## Permits

Building permit: yes



## Additional information

Energy efficiency: A+

## Description

Description:

Labin, Rabac, we are selling a beautiful vacation home with a swimming pool in a very attractive location close to the sea and the city center. The house is designed as a storey, with a total area of 350 m2 and consists of five bedrooms with their own bathrooms, a wellness area with a sauna and a hot tub, a spacious bright living room, a dining room and a fully equipped kitchen. The property has been completely renovated - oak furniture, appliances and equipment of the highest quality and new sanitary facilities have been installed. Heating and cooling is solved with installed air conditioners in all rooms and central floor heating with pellets. There is also a fireplace in the living room, which adds to the atmosphere. The house has solar panels for hot water and there are plans to install its own photovoltaic power plant. 20 kW electricity was leased and a charging station for electric cars was installed. The equipment and devices in the house make it very functional and ensure a pleasant stay and rest in the property - the house is equipped with the Alexa system for all necessary functions that can be activated by voice. It is well equipped with the latest alarm and video surveillance systems. The yard covers 2270 m2 and its concept offers complete peace and quiet to its hosts and guests. Greenery prevails and beautifully planted plants and trees contribute to the relaxing effect. Next to the house, there is a separate building that is currently used as a workshop/storage, for which a complete reconstruction and upgrade for residential use is planned. The spacious garden offers the possibility of a separate entrance to the property, which ensures the privacy of both buildings. In addition to the beautiful heated swimming pool and equipped sun deck, there is also a lounge area with a beautiful view of the landscaped garden and the surrounding nature. Due to its many qualities, this property represents an excellent opportunity to acquire a luxurious family property close to the city and all the necessary facilities for a permanent life, and it offers the possibility of housing even for two families. The property is currently in tourist rental during the summer months and generates excellent income with a well-established business that the new owner has the opportunity to take over and provide himself and his family with an excellent property for housing and business. ID CODE: 2003-601

## Additional contact info

Reference Number: 554882  
Agency ref id: 2003-601  
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