

## KATNICA S 2 STANA, BLIZU MORA, LABIN, OKOLICA!, 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:	KATNICA S 2 STANA, BLIZU MORA, LABIN, OKOLICA!
Property for:	Sale
House type:	in sequence
Property area:	247 m <sup>2</sup>
Lot Size:	1000 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	8
Bathrooms:	2
Price:	350,000.00 €
Updated:	Apr 15, 2024

### Condition

Built: 1978.

### Location

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



### Permits

Ownership certificate: yes

### Additional information

Energy efficiency: D

### Description

Description: This family house is a real gem, located near the sea, shops and restaurants, and only a few minutes by car from the first beach. With its spaciousness and functionality, it offers numerous possibilities for solving the housing issue or even for investing in a tourist rental, thanks to its attractive location. The house consists of a basement, ground floor and upper floors, providing a total of 247.26 m<sup>2</sup> of living or rental space. In the basement there is a garage equipped with water, a workshop and a storage room, which provides enough space for parking vehicles and storing tools or other necessities. The ground floor is a separate residential unit

with an area of 96.70 m<sup>2</sup>. This unit includes two spacious bedrooms, a kitchen with a dining room, a living room and access to the covered and uncovered part of the terrace. It is the perfect place for a comfortable family life or for receiving guests, providing enough privacy and comfort. The external stairs lead to the first floor where there is a second residential unit with an area of 85.58 m<sup>2</sup>. This unit also contains two spacious bedrooms, a kitchen with a dining room, a separate bathroom and toilet, and an exit to the balcony. This split configuration allows for additional privacy for tenants or guests staying upstairs. The family house is equipped with a chimney and a solid fuel stove, which is ideal for pleasant winter evenings or for creating an atmosphere of comfort. Each apartment also has an air conditioner that ensures a comfortable temperature during warmer days or cooler nights. In short, this family house offers a perfect combination of comfort, practicality and an attractive location. It is a great opportunity for those who are looking for a permanent solution to the housing issue or for those with an entrepreneurial spirit who want to use the potential of a tourist rental. For any additional information and viewing of the property, please feel free to contact me in order to offer you a personalized approach and a discreet service of finding properties according to your wishes and preferences. SANDRA MILETIĆ  
Licensed agent Mobile 091/988-5843 Telephone 052/639-276  
sandra.miletic@dogma-nekretnine.com ID CODE: IS1511208

### Additional contact info

Reference Number: 568469  
Agency ref id: IS1511208