

## ISTRA, LABIN - Novogradnja u prizemlju s vrtom, Labin, Flat



### 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  
Phone: 385 51 518 174  
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 - Novogradnja u prizemlju s vrtom
Property for:	Sale
Property area:	62 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	3
Bathrooms:	1
Garden area:	21 m <sup>2</sup>
Terrace area:	6 m <sup>2</sup>
Price:	198,500.00 €
Updated:	Jul 13, 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

Number of parking spaces:	7
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### Description

Description:	ISTRIA, LABIN - New construction on the ground floor with a garden On the southeastern coast of Istria, where green hills meet the sea, where nature and heritage meet, there are two towns of similar size but with different but mutually
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complementary characters - Labin and Rabac. The picturesque town of Labin rises on a hill 320 meters high, only five kilometers from the white pebble beaches in Rabac. Intertwined with rich history and mining that marked this region, Labin, which was declared an independent republic for a short time, is today a fascinating city of contradictions; old and new, history and present, tourism and art. In the immediate vicinity of the center of Labin, a building of modern design is under construction, which extends through the ground floor and two floors and contains a total of 31 residential units. In the construction, durable and reliable materials are used, which guarantee long-term satisfaction and security of housing, while the space planning of each floor was carried out in detail, which resulted in a high-quality layout of the rooms. The object of sale is an apartment located on the ground floor of the building; living area of 56.31 m<sup>2</sup> with a covered terrace of 13.02 m<sup>2</sup> and a garden of 21.75 m<sup>2</sup>. It consists of two bedrooms, a bathroom, a hallway, a storage room and an open concept space that unites the living room, dining room and kitchen with access to a covered terrace and garden. Parking spaces are purchased separately according to the corresponding calculation coefficient. This apartment in a new building within walking distance of shopping, cultural, educational and recreational facilities is an ideal opportunity for a comfortable family life as well as an investment for the purpose of tourist rental. The project is currently under construction and is for sale on a turnkey basis. The seller of the property in question is a legal entity. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 27892

## Additional contact info

Reference Number: 570669  
Agency ref id: 27892