

## ISTRA, LABIN - Kuća s bazenom, 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  
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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 - Kuća s bazenom
Property for:	Sale
House type:	detached
Property area:	160 m <sup>2</sup>
Lot Size:	1038 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	400,000.00 €
Updated:	Jul 15, 2024

### Condition

Newbuild:	yes
Built:	2023

### 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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### Description

Description:	ISTRIA, LABIN - House with pool On the southeast coast of Istria, where the green hills meet the sea, where nature and heritage meet, there are two towns of similar size but with different but mutually 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
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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. Not far from the town of Labin, there is a house with a swimming pool for sale. It is located in a gentle settlement, surrounded by nature, family houses and holiday homes, offering a perfect balance of rural surroundings and proximity to urban facilities. In addition to its convenient location, the property is characterized by its timeless architectural appearance and spatial organization of the interior. The elegant one-story house consists of an open concept space that unites the living room, dining room and kitchen with access to a covered terrace, three bedrooms with their own bathrooms, a guest toilet and a storage room. Heating/cooling of the house is ensured by air conditioners, and the first phase of underfloor heating was installed. The yard is landscaped and horticulturally landscaped, and a 32 m<sup>2</sup> swimming pool with a sun deck provides complete harmony. Given the convenient location, this property is an ideal opportunity for family life or as an investment for rental for tourist purposes. The stated price refers to the turnkey phase. The planned completion of the works and handover of the property is expected in the spring of 2024. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 23055

## Additional contact info

Reference Number: 573803  
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