

## ISTRA, LABIN - Moderna kuća s bazenom, Labin, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
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 - Moderna kuća s bazenom |
| Property for:  | Sale                                  |
| House type:    | detached                              |
| Property area: | 220 m <sup>2</sup>                    |
| Lot Size:      | 814 m <sup>2</sup>                    |
| Bedrooms:      | 4                                     |
| Bathrooms:     | 3                                     |
| Price:         | 540,000.00 €                          |
| Updated:       | Sep 03, 2024                          |

### Condition

|           |      |
|-----------|------|
| Newbuild: | yes  |
| Built:    | 2022 |

### 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 |
|--------------------|----------------|

### Parking

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 3 |
|---------------------------|---|

### Description

|              |   |
|--------------|---|
| Description: | ISTRIA, LABIN - Modern house with swimming pool On the southeastern 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 m 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. Near the town of Labin, a modern house with a swimming pool is for sale. This modern new building consists of two floors. On the ground floor there is a living room, a dining room and an open concept kitchen with access to a covered terrace, a toilet and a storage room. Upstairs there are three bedrooms with their own bathrooms and terraces, a study and an anteroom. For heating and cooling, air conditioning inverters and a solid fuel stove were installed. Next to the house there is a swimming pool with a sunbathing area and a barbecue. The yard is completely fenced and horticulturally arranged. Completion of construction and furnishing of the property is expected at the beginning of 2023. This modern newly built house in a quiet neighborhood is an ideal property for family life or as an investment for rental for tourist purposes. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. <https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 16098

### Additional contact info

Reference Number: 576589  
Agency ref id: 16098