

## ISTRA, LABIN - Novoizgrađena prizemnica 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  
Address: Tizianova 8  
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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 - Novoizgrađena prizemnica s bazenom
Property for:	Sale
House type:	detached
Property area:	125 m <sup>2</sup>
Lot Size:	759 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	399,000.00 €
Updated:	Oct 20, 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
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### Heating

Central heating:	yes
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### Parking

Number of parking	2
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spaces:

## Description

Description:

ISTRIA, LABIN - Newly built one-story house with swimming pool On the southeastern coast of Istria, at the place where 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. In the vicinity of the town of Labin, a house with a living area of 125 m<sup>2</sup> on a plot of land of 759 m<sup>2</sup> is for sale. The newly built one-story house consists of three bedrooms with private bathrooms, a toilet, and a spacious living room and dining room with a fully equipped kitchen. The living room with a fireplace is bright and airy thanks to the large glass surfaces and has direct access to the covered terrace. The entire house is air-conditioned, and the first phase of central heating has been installed. On the fenced and landscaped garden there is a 32 m<sup>2</sup> swimming pool with a sunbathing area and parking spaces. It is fully furnished and decorated and is being sold as such. VAT is included in the stated price and real estate sales tax is not payable. Ideal property for a peaceful family life or an investment for the purpose of tourist rental. 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: 15365

## Additional contact info

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