

## ISTRA, RABAC - Kuća za odmor s bazenom i pogledom na more, 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, RABAC - Kuća za odmor s bazenom i pogledom na more
Property for:	Sale
House type:	detached
Property area:	199 m <sup>2</sup>
Lot Size:	678 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	3
Price:	700,000.00 €
Updated:	Sep 11, 2024

### Condition

Built:	2008
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### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Labin
City area:	Rabac
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

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Rarely where you will find a place with a view that includes Učka, the city of Rijeka, Kvarner islands and the crystal clear Adriatic Sea, and this property offers you just unique view. Not far from Labin, in a small village by the sea, more precisely 500 m as the crow flies from the sea. This beautifully designed spacious house has a total area of 199 m<sup>2</sup> and consists of two separate residential units. The smaller apartment is divided into a ground floor as a living room where there is a comfortable living room, dining room and kitchen and bathroom and upstairs where there are two spacious bedrooms and a balcony. The second apartment, slightly larger, on the ground floor combines living room, dining room, kitchen with pantry and bathroom while upstairs are two bedrooms with shared bathroom and exit to the balcony with a beautiful view of the sea and surrounding greenery. Both apartments have a common room for socializing where there is a tavern with a fireplace and a playroom with table tennis. The garden is fully fenced and covers an area of 678 m<sup>2</sup>. Parking is provided and the center of attention certainly takes a beautiful pool of 27 m<sup>2</sup> and a landscaped sun deck with a beautiful sea view. The house has a well-established tourist rental business that the future owner has the opportunity to take over or keep this beautiful holiday home for yourself and enjoy the peace and quiet of beautiful nature and the sea. The house is also suitable for larger families as it has a separate apartment. The first beach is only 500 meters away from the house, and the town of Labin with all the necessary facilities is a 10 minute drive. 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: 13060

## Additional contact info

Reference Number: 577316  
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