

## Labin, dvojna kuća s pogledom na more, Labin, House



### Seller Info

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Website: <https://www.velvet-realestate.hr>  
Country: Croatia  
Region: Istarska županija  
City: Labin  
City area: Labin  
ZIP code: 52220  
Address: Rudarska 1  
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About us: Velvet nekretnine agencija djeluje napodručju Istarske županije, gdje u svojoj ponudi objedinjuje kvalitetne, provjerene i vrhunske nekretnine. Tim agencije uključuje kako iskusne, tako i agente pripravnike čiji je cilj učiniti vašu kupnju/prodaju ugodnim iskustvom.

### Listing details

#### Common

Title: Labin, dvojna kuća s pogledom na more  
Property for: Sale  
House type: semi-detached  
Property area: 247 m<sup>2</sup>  
Lot Size: 1163 m<sup>2</sup>  
Number of Floors: 2  
Bedrooms: 5  
Bathrooms: 2  
Price: 350,000.00 €  
Updated: Mar 12, 2024

## Condition

Built: 1980

## 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: D



## Parking

Garage: yes  
Number of parking spaces: 3

## Description

Description: Labin, semi-detached house with sea view. The site of today's picturesque town of Labina, located on a hill 320 meters high, only about 3 kilometers from the sea, was, by all accounts, inhabited as early as 2000 BC. Rarely does the wealth of architecture and cultural and historical monuments come together so charmingly with numerous art studios. Labin, semi-detached house with a sea view is located about 10 kilometers south of Labin, near a small picturesque fishing village. The location is quiet and pleasant, with a view of the sea and southern Istria, approx. 600 m from the sea (about 1.3 km by road). This house consists of a basement, a ground floor and a first floor with two separate residential units. On the ground floor there is an apartment with two bedrooms, a kitchen + dining room, a living room, a bathroom with a total area of 96.70 sqm, on the upper floor there is also a two bedroom apartment with a kitchen + dining room, with a bathroom and a separate toilet, with an area of 85.58 sqm, while in the basement there is a garage, a storage room and a workshop with an area of 64.98 sqm. The attached garden area of 1163 sqm with several parking spaces is planted with Mediterranean plants, with enough shade, and surrounded by a forest. It is possible to build a swimming

pool or additional facilities because the entire area of the garden is within the construction zone. Heating is via a solid fuel stove, and both housing units have an air conditioner installed. The specialty of the larger apartment is the fireplace in the living room, and a large terrace with a barbecue. The microlocation is suitable for those looking for a pleasant, peaceful and quiet place, close enough to the sea but without the usual summer crowds on the Adriatic. There are several restaurants, a small shop, and a beach nearby. Labin, semi-detached house with a sea view, can certainly be an ideal property for nature lovers, offering the feeling of the Mediterranean as it once was. ID CODE: 1556

### **Additional contact info**

Reference Number: 579190  
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