

## ISTRA, RABAC - LABIN, NOVA MODERNA PRIZEMNICA 3 KM OD MORA, Labin, House



### Seller Info

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About us: Founded and owned by luxury real estate broker Milan Mandić, Smart Invest Properties is a top-producing luxury real estate agency in Europe - Croatia – Riviera of Opatija offering clients white-glove treatment, innovative marketing strategies, integrity and overall professionalism.

Smart Invest Properties is led by Milan Mandić who offers his unwavering work ethic, extensive background in the real estate finance and development industries and proven track record of delivering excellent service to his clients. Milan is sought-after by powerful professionals and influential individuals from all over the world for his extensive, unparalleled expertise in the Croatia –

Riviera of Opatija and Istria real estate market.

Smart Invest Properties serves clients throughout Riviera of Opatija, town Rijeka, Istria and Island Krk prime residential areas including Opatija, Lovran, Volosko, Rijeka, Istria, Island Krk and is working on some other parts of Croatia like main town Zagreb and Dalmatia together with their partners agency.

In addition to serving the Riviera of Opatija real estate market, Smart Invest Properties strongly believes that giving back to the community is extremely important.

Smart Invest Properties – Real estate agency participate in many local and international Real estate Fairs ( Rexpo show – Zagreb - Croatia, International Moscow Property Show - Russia, International Property Show – London – UK, LPS Shangai Luxury Property Show - China, Munchen Property Show - Germany, MIPIM World property market Show Cannes, etc.)

Reg No.: 110/2010

## Listing details

### Common

Title:	ISTRA, RABAC - LABIN, NOVA MODERNA PRIZEMNICA 3 KM OD MORA
Property for:	Sale
House type:	detached
Property area:	90 m <sup>2</sup>
Lot Size:	960 m <sup>2</sup>
Bedrooms:	4

Bathrooms: 2  
Price: 360,000.00 €  
Updated: Apr 29, 2024

## Condition

Built: 2023

## 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

## Description

**Description:** RABAC - LABIN On the eastern Istrian coast in the vicinity of the town of Labin and the famous tourist resort of Rabac, a new, elegantly designed single-family house with a swimming pool is for sale. This low-energy house is located in an idyllic Mediterranean landscape only 3 kilometers from the sea and a small town with a harbor, restaurants and a shop. The house was built according to the highest standards of prefabricated construction, standing out for its quality construction, modern architecture and refined design. The living area is used to the maximum, providing comfort and functionality. It consists of an open space living area with a kitchen, dining room and living room, two comfortable bedrooms, two modern bathrooms and practical storage. The house leads to a covered terrace and a beautifully landscaped garden with a 21 m<sup>2</sup> swimming pool, a paved sunbathing area and a children's playground, providing a perfect place for relaxation and fun. Everything is completely decorated and furnished and is being sold as such. Heating and cooling are solved with air conditioners, and there is also an opening for a fireplace. The house is unlocked via the Smart lock application and has video surveillance. Categorized with 4\*\*\* for accommodation of 4+1 persons, this house represents a good investment with a guaranteed return because it offers guests what is most sought after: peace, relaxing, neat and modern ambience and proximity to the sea and amenities. It is also suitable for family life or summer vacations. The new owner is already provided with the maintenance of the entire house, all the logistics for tourist rental, if he wants it. The town of Labin is 7 kilometers away, the town of Pula and the airport 40 kilometers, Opatija 50

kilometers. Documentation and ownership in order, natural person. For more information and a tour, call +385/99/320-0011 ID CODE: 14864

### Additional contact info

Reference Number: 604318

Agency ref id: 14864