

## Otmjena kuća, Labin! 3D TOUR u opisu!, Labin, House



### Seller Info

Name: Dogma Nekretnine  
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 Company Name: Dogma nekretnine d.o.o.  
 Service Type: Selling and renting  
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 About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Otmjena kuća, Labin! 3D TOUR u opisu!
Property for:	Sale
House type:	detached
Property area:	287 m <sup>2</sup>
Lot Size:	1412 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	10
Bathrooms:	5
Price:	1,160,000.00 €
Updated:	Jun 11, 2024

### Condition

Built:	2023.
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### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Labin
City area:	Labin
ZIP code:	52220



### Permits

Ownership certificate:	yes
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### Parking

Number of parking spaces:	5
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### Description

Description:	Labin - a town that so casually and charmingly combines culture and history with natural attractions and gastronomy! The tourism of the city is connected to the not so long ago small fishing town of Rabac, today a real tourist attraction that attracts many visitors during the summer months. You can find a real oasis of peace for body and soul even during the colder months. Each part of the year offers a handful of activities and activities that complement your stay on the peninsula. This beautiful property with a total gross area of 317m2 worth noting is located in
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the vicinity of Labin near all necessary facilities. Beautifully and decently landscaped garden with built-in irrigation with olive trees takes you to the ground floor which contains an open space kitchen with dining area and living room which extends you into a real wellness oasis where you will find a sauna for complete relaxation and recreationists will find a gym to stay. in shape! !! Then, it contains one bedroom with a bathroom and another additional toilet The glass rocks that stretch through the entire ground floor look in the direction of Labin and give a handful of sunlight to completely merge with nature and greenery. Decorated with style and all sophisticated devices, the painted walls, for which the designer from our area deserves credit, will not leave you indifferent! Stairs lead you upstairs which has three more bedrooms, also each with its own bathroom, one of the rooms gives you access to the terrace which provides complete privacy and intimacy. During the hot summer months, use the beach pool size 10x4 for complete refreshment and relaxation, the heat pump allows you to use the pool even on colder days. Also, by the pool there is an indispensable summer kitchen with a gross area of 30m<sup>2</sup>, which is surrounded by glass rocks so that nothing would separate you from nature. Below the pool there is an engine room of 30m<sup>2</sup>. The house uses underfloor heating for the heating and cooling system and through the rest of the house, fan coil - the most modern heating and cooling systems that provide complete comfort. It is the possibility of a kind of switching system from heating to cooling and vice versa that makes Fan-coil units very popular lately. The property is in the final stages, the insulation is excellent, everything is done with top quality materials to provide you as a future owner with everything you need for a comfortable life or it can simply serve as a great investment for tourist rental, which is a great opportunity for faster return on investment! You can see the complete 3D tour of the property yourself, at the link below:  
<https://my.matterport.com/show/?m=XueUsPgtJ6V> If you can imagine yourself in the beauties of green and blue Istria that will delight you with its beauties and make you happy with peace, call and contact with confidence licensed agents with many years of experience in real estate: LORENA KOGEJ Licensed agent Mob 091 / 738-7200 Phone 052 / 639-276 [lorena.kogej@dogma-nekretnine.com](mailto:lorena.kogej@dogma-nekretnine.com)  
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## Additional contact info

Reference Number: 615637  
 Agency ref id: IS1512695