

## ISTRA, LABIN - Besprijeckorna kamena kuća s bazenom, Labin, House



### Seller Info

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Company Name: DUX NEKRETNINE d.o.o.  
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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 - Besprijeckorna kamena kuća s bazenom
Property for:	Sale
House type:	detached
Property area:	153 m <sup>2</sup>
Lot Size:	1295 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	2
Price:	420,000.00 €
Updated:	Jul 01, 2024

### Condition

Last renovation: 2024

### Location

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



### Permits

Ownership certificate: yes

### Additional information

Energy efficiency: In preparation

### Description

Description: ISTRIA, LABIN - Immaculate stone house with swimming pool On the southeastern coast of Istria, where green hills meet the sea, where nature and heritage meet, there are two small towns with different but mutually complementary characters - Labin and Rabac. The picturesque town of Labin rises on a hill 320 m high, only four 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. Surrounded by greenery in a quiet neighborhood near the town of Labin, an impeccable stone house with a swimming pool is for sale. In addition to the microlocation, the

property is characterized by the quality of the construction, which guarantees long-term satisfaction and quality of housing. Respecting the traditional autochthonous values and the architecture of the Istrian heritage, a true little paradise, i.e. a hedonistic corner with a functional interior and exterior, was created from an old dilapidated stone Istrian house. During the reconstruction, Istrian stone and new technologies were used. All surfaces in the house and the pool are coated with Epoxy microcement, and 10 cm thick stone wool was used for insulation. With its gentle architecture, the house does not disturb the environment, but creates a synergy of the natural environment, traditional Istrian architecture and modern design. Tradition is symbolized by stone and a gabled roof, and a contemporary expression by a large-format glass wall. It consists of a basement, ground floor and first floor. The basement of 28 m<sup>2</sup> is used as a storage room. The ground floor with a net area of 45.07 m<sup>2</sup> consists of an open concept space that unites the kitchen, dining room and living room. The floor plan of the ground floor is complemented by a storage room and a guest toilet. The floor with a net area of 45.17 m<sup>2</sup> consists of an entrance hall and two bedrooms with their own bathrooms. Next to the house there is a covered summer kitchen with an area of 14.90 m<sup>2</sup> and next to the house an auxiliary building with an area of 14 m<sup>2</sup>, which is designed as a wellness corner with a hot tub and sauna and a swimming pool with an area of 26 m<sup>2</sup> with a sunbathing area. The spacious garden is partially fenced with a dry stone wall. This perfectly integrated property is an exceptional opportunity for a comfortable family life as well as an investment investment in the tourist rental business. The stated price refers to the turnkey phase (unfurnished and unfurnished house) without landscaped yard. 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: 31552

## Additional contact info

Reference Number: 621435

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