

## ISTRA, LABIN - Kuća s tri stambene jedinice na pogodnoj lokaciji s panoramskim pogledom, Labin, House



### Seller Info

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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 - Kuća s tri stambene jedinice na pogodnoj lokaciji s panoramskim pogledom
Property for:	Sale
House type:	detached
Property area:	444 m <sup>2</sup>
Lot Size:	452 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	8
Bathrooms:	4
Price:	350,000.00 €
Updated:	Nov 11, 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



### Parking

Garage: yes  
Number of parking spaces: 4

Covered parking space: yes

## Description

Description:

ISTRIA, LABIN - House with three residential units in a convenient location with a panoramic view. In the eastern part of Istria, only three kilometers from the sea, lies the medieval town of Labin, a city of rich history and cultural heritage, today a city of galleries and artists who create and live here all year round. The main town square will delight you with its excellently preserved loggia from the 16th century, from which the main town gate of St. Flora. Above the door are carved the coat of arms of Labin and the Venetian lion, a symbol of the rule of Venice. You will discover a cannon from the Austrian period and a number of other interesting details while walking around the town. A house full of potential is for sale not far from the center of Labina and only 6 km from the sea. The house is located in a peaceful and quiet microlocation, the last one in the street and also the last one in the construction zone. It is a detached house whose surface extends through the ground floor and the first floor and has a total area of up to 444m<sup>2</sup>. On the ground floor there is an apartment with the largest square footage of 123m<sup>2</sup>, which consists of two bedrooms, an open space kitchen with dining area, a living room and a bathroom. Next to the room there is a smaller space that can be converted into a guest toilet (there are water connections). There is an exit to the spacious terrace from the living room, and the exit from the bedroom can also be opened. The covered terrace has an area of 14m<sup>2</sup>. The mentioned apartment was partially renovated in 2024. It is necessary to decorate the living room, kitchen and dining room. On the ground floor, on the left side, there is a tavern, consisting of a kitchen with a bar and a dining room. The tavern has an area of 23 m<sup>2</sup>. On the right is a garage with storage. There are two residential units on the first floor of the house. Each with its own private entrance and terrace. Above the garage, on the right side of the house, there is another residential unit. The apartment has an area of 48m<sup>2</sup> and consists of a bedroom, a bathroom and an open space kitchen with a dining room and a living room. The apartment was completely renovated in 2023. The terrace has an area of 7m<sup>2</sup>. On the other side, there is a slightly larger residential unit of 70m<sup>2</sup>. This residential unit is prepared for renovation in 2024. It consists of two bedrooms, two bathrooms and a kitchen and living room. The terrace is also 7m<sup>2</sup>. The area of the garden is 452m<sup>2</sup> and is completely within the construction zone - which opens up numerous possibilities for additional decoration (for example, the construction of a swimming pool) according to the wishes of the future owner. Infrastructure: the house is connected to the city's water supply, electricity, and a septic tank was built for the necessary waste water. The city plans to implement city sewerage to this part of the settlement within a few years. An air conditioner has been installed for heating and cooling purposes, but also a chimney has been installed in all residential units (including the tavern) and it is possible to connect a solid fuel stove. New PVC joinery was installed on the property in 2024. Proper ownership, No burden, Asphalted access road, Proximity to content, This property in an excellent location is an exceptional opportunity for a comfortable family life as well as for an investment in a tourism

rental business. 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)  
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### Additional contact info

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