

## ISTRA, LABIN - Moderno dizajnirana prizemnica s bazenom na rubu naselja, Labin, House



### Seller Info

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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
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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 - Moderno dizajnirana prizemnica s bazenom na rubu naselja
Property for:	Sale
House type:	detached
Property area:	142 m <sup>2</sup>
Lot Size:	980 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	2
Price:	580,000.00 €
Updated:	Jul 08, 2024

### Condition

Newbuild:	yes
Built:	2025

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Parking

Number of parking spaces:	2
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### Description

Description:	ISTRIA, LABIN - Modernly designed one-story house with swimming pool on the edge of the village On the southeastern coast of Istria, where the green hills meet the sea, where nature and heritage come together, there are two small towns with
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different but mutually complementary characters - Labin and Rabac. The picturesque town of Labin rises on a hill 320 meters 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. This exceptional property is located on the very edge of the construction zone, in a small settlement not far from all amenities. According to the project, the villa is a single-storey house with an area of 142 m<sup>2</sup> with a pool of 28 m<sup>2</sup>. It is designed to be comfortable and functional, it has three bedrooms and two bathrooms. The villa also has a study that offers various possibilities, such as an office, a gym or a third bedroom. An open and inviting living room, which connects the kitchen, dining room and living room, is located in the center of the house. As for heating, an underfloor heating system will be installed and the "first phase" preparation for solar panels will be installed, and each room will have its own air conditioner. A swimming pool with a sunbathing area, a summer kitchen with a dining area and two parking spaces will be located on the perfectly landscaped garden area of 980 m<sup>2</sup>. The construction of the villa has begun, and the end of construction is expected in the first half of 2025. The entire house is sold completely finished, without furniture, which allows the new owners to decorate the interior according to their own choice. The mentioned real estate, which in itself has an exceptional and unique shape, offers possibilities for family life, while at the same time it is suitable for tourism. Dear clients, the agency commission is charged in accordance with the General Business Conditions:  
<http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 31737

### Additional contact info

Reference Number: 622903

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