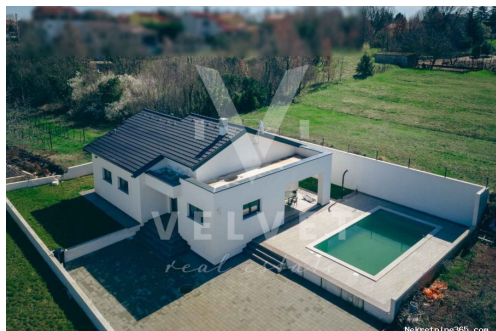


## Istra, Labin, Lijepa kuća s bazenom, novogradnja, Labin, House



### Seller Info

Name: Velvet Realestate  
E-mail: [info@velvet-realestate.hr](mailto:info@velvet-realestate.hr)  
First Name: Velvet  
Last Name: Realestate  
Company: Velvet Realestate  
Name:  
Service Type: Selling and renting  
Additional: [info@velvet-realestate.hr](mailto:info@velvet-realestate.hr)  
Email:  
Website: <https://www.velvet-realestate.hr>  
Country: Croatia  
Region: Istarska županija  
City: Labin  
City area: Labin  
ZIP code: 52220  
Address: Rudarska 1  
Mobile: +385 95 584 4479  
About us: Velvet nekretnine agencija djeluje napodručju Istarske županije, gdje u svojoj ponudi objedinjuje kvalitetne, provjerene i vrhunske nekretnine. Tim agencije uključuje kako iskusne, tako i agente pripravnike čiji je cilj učiniti vašu kupnju/prodaju ugodnim iskustvom.

### Listing details

#### Common

Title: Istra, Labin, Lijepa kuća s bazenom, novogradnja  
Property for: Sale  
House type: detached  
Property area: 123 m<sup>2</sup>  
Lot Size: 759 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 3  
Price: 400,000.00 €  
Updated: Jul 30, 2024

#### Condition

Newbuild: yes  
Built: 2022

## Location

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

## Additional information

Energy efficiency: In preparation



## Heating

Central heating: yes

## Parking

Number of parking spaces: 2

## Description

Description: Istria, Labin, Beautiful house with pool, new building. The site of today's picturesque town of Labin, located on a hill 320 meters high, only about 3 kilometers from the sea, was, apparently, inhabited as far back as 2000 BC. Rarely does the richness of architecture and cultural-historical monuments combine so charmingly with the numerous art studios and the breath of youth that gathers here. After a walk through the streets of the Old Town, visit the City Museum with archeological and ethnological collection and model of coal mine unique in this part of Europe, peek into art studios, enjoy the beautiful view from the city Fortica to the sea, Rabac, Kvarner and Kvarner islands. This beautiful house with a swimming pool is located in a quiet area just a few minutes drive from the city center. In an environment of green nature and several newly built houses, it allows the future owner to enjoy peace and privacy, and close enough to the city and all city facilities. The project of the house is well designed, and laid out in the immediate environment. Istria, Labin, Beautiful house with pool, new building is a ground floor type of the house, and consists of a living room, kitchen with dining area, 3 bedrooms (each with its own bathroom), separate toilet and storage. The living room and kitchen opens onto a spacious covered terrace next to which there is a pool of 32 m2 with a sun deck. In the living part of the house, the impression of spaciousness is complemented by high vaults. Installations for central heating

have been installed and the house is air conditioned with air conditioners with inverters (split heating / cooling system). This house is in the final phase of renovation and is sold fully furnished and ready to use. The price includes VAT and no real estate transfer tax is paid. The microlocation of the house is suitable for use as a house with a swimming pool for rent with the possibility of a good return on investment. Given the proximity of the city and all urban facilities, the house can be ideal for family life too. ID CODE: 536

### **Additional contact info**

Reference Number: 629140  
Agency ref id: 536  
Contact phone: +385 98 535 752