

## ISTRA, LABIN - Kuća s bazenom u izgradnji, 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  
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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 bazenom u izgradnji
Property for:	Sale
House type:	detached
Property area:	170 m <sup>2</sup>
Lot Size:	948 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	345,000.00 €
Updated:	Aug 13, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	In preparation
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### Description

Description:	ISTRIA, LABIN - House with swimming pool under construction On the southeast coast of Istria, where the green hills meet the sea, where nature and heritage come together, there are two towns with 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.
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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. Not far from the town of Labin, there is a house for sale with a swimming pool under construction. It is located in a gentle settlement whose location offers an authentic experience of a small Istrian town, intimacy and relief from all the hectic effort and noise, and at the same time close enough to the sea and the center of the town of Labin with a range of facilities. With its modern architecture, the house does not disturb the environment, but creates a synergy of natural surroundings and modern design. It was conceived as one residential unit that combines elegance, functionality and comfort on two floors. The ground floor consists of an open-concept space that unites the kitchen, dining room and living room with access to a covered terrace that contains a summer kitchen, guest toilet and storage. The first floor consists of an entrance hall, three bedrooms with private bathrooms and a partially covered terrace. The stated price refers to the construction of the residential building up to the stage of rough work, which includes preparatory work, excavation and installation of foundations, construction of external and dividing walls, roofing and sheet metal work and external carpentry. The price does not include finishing works, as well as landscaping of the garden and construction of the swimming pool. The excellent location and the spatial organization of the interior and exterior of this property provide an opportunity for a comfortable family life or an investment investment in a tourist rental business. 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: 32665

### Additional contact info

Reference Number: 633058

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