

## ISTRA, LABIN(OKOLICA) - Moderna novogradnja s bazenom, Labin, House



### Seller Info

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Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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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(OKOLICA) - Moderna novogradnja s bazenom
Property for:	Sale
House type:	detached
Property area:	139 m <sup>2</sup>
Lot Size:	970 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	3
Price:	499,000.00 €
Updated:	Oct 06, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	3
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### Description

Description:	ISTRIA, LABIN (surroundings) - Modern new building with swimming pool On
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the southeastern coast of Istria, where the green hills meet the sea, where nature and heritage come together, there are two small towns of similar size but with different but mutually complementary characters - Labin and Rabac . The picturesque town of Labin rises on a hill 320 meters high, only five 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. For sale is a modern new building with a residential area of 138 m<sup>2</sup> with two terraces, one of which is covered with an area of 19 m<sup>2</sup>. The villa is located on a spacious plot of 970 m<sup>2</sup>. It contains three spacious bedrooms, each with its own modern bathroom, providing maximum comfort and privacy. An additional guest toilet is located at the entrance. The central part of the house consists of an open space kitchen, which is connected to a spacious and bright living room. This space is perfect for family gatherings and entertainment, thanks to the large glass surfaces that provide plenty of natural light and a beautiful view of the garden. The outdoor space is completely fenced, where there is a swimming pool of 32 m<sup>2</sup>. This house is built from the highest quality materials, with special emphasis on energy efficiency and durability. All bathrooms and the living room are equipped with underfloor heating, which provides additional comfort during the colder months, but also with air conditioners, which provides an optimal temperature throughout the year. This exceptional property offers everything you need for a luxurious and comfortable life. 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: 32728

### Additional contact info

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