

## Istra, Labin, okolica - atraktivna kuća s bazenom na mirnoj lokaciji okruženoj prirodom, Labin, House



### Seller Info

Name: Art Living Real Estate  
First Name: Art Living  
Last Name: Real Estate  
Company Name: ART LIVING REAL ESTATE  
Service Type: Selling and renting  
Country: Croatia  
Region: Istarska županija  
City: Umag  
ZIP code: 52470  
Address: Pozioi 1g  
Mobile: +385 91 784 80 83  
Phone: +385 91 784 80 83  
About us: Art Living Real Estate is an authorised licensed real estate agency, registered in the Register of Real Estate Agents at the Croatian Chamber of Commerce, which with its professional approach and a team of licensed agents represents its clients by providing top real estate services. Contact us with confidence and see for yourself our expertise and quality.

### Our services to buyers:

consulting on the situation on the real estate market and presentation of real estates in our office  
field tour of selected real estate  
real estate documentation check  
negotiating sales  
legal support (sales contract, pre-contracts, registration)  
transfer of utility obligations (electricity, water, etc.),

### Our services to sellers:

property overview  
real estate estimate  
photographic services  
consulting on the real estate's  
market value  
verification of real estate  
documentation (ownership  
certificate, construction and use  
permit)  
signing a real estate mediation  
contract  
advertising real estate on our  
website and other leading  
domestic and world websites  
additional attention is paid to  
the real estate for which we  
have an exclusive mediation  
contract in marketing  
advertising and investment

Reg No.: 72/2022

## Listing details

### Common

Title: Istra, Labin, okolica - atraktivna kuća s bazenom na mirnoj lokaciji okruženoj prirodom  
Property for: Sale  
House type: detached  
Property area: 100 m<sup>2</sup>  
Lot Size: 1000 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 3  
Price: 470,000.00 €  
Updated: Sep 29, 2024

### Condition

Built: 2016  
Last renovation: 2024

### Location

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

ZIP code: 52220

## Permits

Building permit: yes  
Location permit: yes



## Additional information

Energy efficiency: In preparation

## Parking

Number of parking spaces: 2

## Description

Description: Istria, Labin, surroundings In a quiet and small place only 3 km from Labin and 8 km from the sea and the most beautiful Istrian beaches, surrounded by pure nature, on a plot of 1000 m<sup>2</sup>, there is this beautiful one-story house with an area of 100 m<sup>2</sup>, which offers an excellent combination of modern architecture, quality materials and pleasant ambience. The house consists of an entrance hall, a spacious kitchen with a dining room and an open space living room, three bedrooms, three bathrooms, a guest toilet and a storage room. The large glass wall in the living room ensures a large amount of daylight and provides access to a covered terrace with a dining table and a summer kitchen with an open fireplace. There is a 32 m<sup>2</sup> swimming pool in the beautifully landscaped garden, with a beautifully landscaped sun deck for relaxing and socializing. The property was built from high-quality building materials. The windows are triple-layered PVC, cooling/heating via air conditioning. The house is sold completely finished, furnished and functional. Considering the beautiful and peaceful location, the proximity to the sea (8 km) and the proximity of all important amenities, this property is ideal for both vacation and residence as well as for renting for tourist purposes. Dear clients, it is possible to view the property only with a signed mediation agreement, which is the basis for further actions related to the sale and commission, all in accordance with the Act on mediation in real estate transactions. The commission of the agency for the buyer is 3% + VAT and is paid in the case of real estate purchase upon conclusion of the pre-contract or sales contract. NOTE: We are not responsible for any errors in the property descriptions, but we want to be as precise and accurate as possible AGENCY ID CODE: 1206 ID CODE: 1206

## Additional contact info

Reference Number: 637980  
Agency ref id: 1206