

Istra, Labin, okolica - atraktivna kuća s bazenom na mrinoj lokaciji, 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
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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 mrinoj lokaciji
Property for: Sale
House type: detached
Property area: 148 m²
Lot Size: 917 m²
Number of Floors: 1
Bedrooms: 5
Bathrooms: 3
Price: 434,000.00 €
Updated: Nov 10, 2024

Condition

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



Parking

Number of parking spaces: 2

Description

Description:

Istria, Labin, surroundings In a quiet and small place only 5 km from Labin and 9 km from the sea and the most beautiful Istrian beaches, surrounded by pure nature, on a plot of 900 m², there is this beautiful detached house with a total area of 148 m². The ground floor of the house with a total net area of 72.20 m² consists of a spacious kitchen with a dining room and an open space living room, a bathroom, a utility room, and 2 spacious covered terraces with a summer kitchen and an outdoor dining table. An internal staircase leads us to the 1st floor with a total net area of 72.60 m², where there are 3 bedrooms, each with its own bathroom, and a spacious terrace with a total area of 12.77 m² with a beautiful view of the old town of Labin There is a 32 m² swimming pool in a beautifully landscaped, spacious garden with a sun deck for relaxing and socializing. The house also has 2 private parking spaces. The property was built from high-quality building materials. The windows are triple-glazed PVC, cooling/heating via air conditioners in each room separately, and via pellet fireplaces. The house is sold completely finished, on a turnkey basis, without furniture. Considering the beautiful and peaceful location, the proximity to the sea (9 km) and the proximity of all important facilities, this property is ideal both for vacation and housing 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: 1211 ID CODE: 1211

Additional contact info

Reference Number: 643745

Agency ref id: 1211
Contact phone: 091 784 8083