

## PREKRASNA LOKACIJA SA GRAĐEVINSKOM DOZVOLOM ZA VILLU SA TRADICIONALNIM ELEMENTIMA ISTRE, Labin, Land



### Seller Info

Name: Dogma Nekretnine  
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Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	PREKRASNA LOKACIJA SA GRAĐEVINSKOM DOZVOLOM ZA VILLU SA TRADICIONALNIM ELEMENTIMA ISTRE
Property for:	Sale
Land type:	Building lot
Property area:	1031 m <sup>2</sup>
Price:	119,000.00 €
Updated:	Sep 27, 2024

### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Description

Description:	<p>LABIN Labin is located on the eastern coast of the Istrian peninsula, overlooking the Adriatic Sea. The city has a rich history, and is known for its well-preserved medieval old town located on a hill. Labin is also known for its cultural and artistic heritage, with galleries, studios and museums exhibiting local and foreign artists. The city has a lively cultural scene, with various events and festivals throughout the year. In the vicinity of Labin, only 10 km away, there is a beautiful plot of land with a regular shape. A complete project for a 5-star villa was created, with autochthonous Istra elements incorporated into a perfect combination of modern design. The facility is 350 m<sup>2</sup> of residential closed area, distributed on the ground floor and first floor. It consists of 3 bedrooms and 3 bathrooms, kitchen with dining room and living room, Wellness &amp; spa zone (jacuzzi, sauna, gym), 2 toilets, laundry room, storage room, summer kitchen and covered terrace. A swimming pool of 60 m<sup>2</sup> with built-in electric cover is planned. Additional equipment: Fireplace, two heat pumps (for underfloor heating and swimming pool), air conditioning inverters, solar panels for hot water, CO<sub>2</sub> recuperators, then 3 parking spaces with sockets for chargers for electric cars. Advantages of the</p>
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facility's location: - open and sunny south side - the last building plot (in front of it there is 1.1 ha of state land) - Mediterranean climate - a true oasis of peace surrounded by vineyards - proximity to Rabac (famous tourist destination) - a quiet and traditional place with a school, a shop, a football field, a restaurant with local Istrian food - surrounded with modern holiday homes, pine forest and pastures for goats (symbol of Istria) A project with a construction permit and paid utilities for the described object is for sale! For additional information, please contact:  
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### Additional contact info

Reference Number: 646020  
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