

ISTRA, LABIN - Kuća u centru grada, Labin, House



Seller Info

Name: Agencija Dux nekretnine
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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
ZIP code: 51000
Address: Tizianova 8
Mobile: 385 91 480 8808
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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 u centru grada |
| Property for: | Sale |
| House type: | semi-detached |
| Property area: | 136 m ² |
| Lot Size: | 250 m ² |
| Bedrooms: | 5 |
| Bathrooms: | 2 |
| Price: | 440,000.00 € |
| Updated: | Sep 30, 2024 |

Condition

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|-----------|------|
| Newbuild: | yes |
| Built: | 2023 |

Location

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

Permits

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|------------------------|-----|
| Building permit: | yes |
| Ownership certificate: | yes |



Additional information

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|--------------------|----------------|
| Energy efficiency: | In preparation |
|--------------------|----------------|

Parking

| | |
|---------------------------|---|
| Number of parking spaces: | 2 |
|---------------------------|---|

Description

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|--------------|--|
| Description: | On the southeast coast of Istria, where green hills meet the sea, where nature and |
|--------------|--|

heritage meet, there are two 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.

Semi-detached house for sale in the city center, newly built on a plot of 592m². Both houses are for sale, each of which is sold separately. Both houses offer a similar layout and surface, and are on two floors. The ground floor consists of an entrance hall, kitchen with dining room, toilet and living room, and two storage rooms. Upstairs there are three bedrooms, two bathrooms, a laundry room and an entrance hall. Each half of the house has a part of the garden measuring 150 or 250 m² (depending on which part of the house is bought), as well as two parking spaces. All rooms will have oak three-layer parquet, while the bathrooms, toilets, storage rooms and terraces will have high-quality rectified Italian 1st class porcelain. as well as high-quality sanitary ware (Olympia, Grohe, Aquastil). The staircase in the apartment is made with oak treads (4 cm). Heating and cooling is via a Mitsubishi air conditioner (4 air conditioners per house). The consumption of hot water is ensured through a heat pump with a boiler of 250 l, which can be connected to solar panels, the pre-installation of the solar outlet will be carried out, so that if the future owner wants to have solar water heating, it will be very easy to connect them on the roof. Carpentry: high-quality PVC, Deceuninck Elegant - winner of awards for design and technology. On the lifting-sliding walls for easy opening, there is a three-layer glass with an electric motor for blinds. Facade: ETICS 10cm Baunit. Parking: pavers (pavers) Pre-installation of electric manholes for electric vehicle chargers is planned. This is an ideal property for family life due to its proximity to the city center, which is within walking distance, as well as all essential facilities, but also for tourist rental. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: <http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 33610

Additional contact info

Reference Number: 646885

Agency ref id: 33610