

## Labin - moderna kuća s bazenom, 180 m2, Labin, House



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silvija Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

|                   |  |
|-------------------|--|
| Title:            | Labin - moderna kuća s bazenom, 180 m <sup>2</sup> |
| Property for:     | Sale   |
| House type:       | semi-detached                                      |
| Property area:    | 180 m <sup>2</sup>                                 |
| Lot Size:         | 400 m <sup>2</sup>                                 |
| Number of Floors: | 1  |
| Bedrooms:         | 4  |
| Bathrooms:        | 3  |
| Price:            | 370,000.00 €                                       |
| Updated:          | Nov 17, 2024                                       |

### Condition

|                  |      |
|------------------|------|
| Built:           | 2016 |
| Last renovation: | 2016 |

### Location

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

### Permits

|                        |     |
|------------------------|-----|
| Ownership certificate: | yes |
|------------------------|-----|

### Additional information

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



### Parking

|                   |   |
|-------------------|---|
| Number of parking | 2 |
|-------------------|---|

spaces:

## Description

Description:

Kaiser Immobilien presents a beautiful modern house in an excellent location. The house is located in the immediate vicinity of the town of Labin, and its location enables excellent year-round and seasonal living. It achieves excellent results in terms of renting, with its surroundings and attributes it attracts numerous visitors looking for a vacation and the Istrian coast. The house is in excellent condition, preserved and modernly decorated. The design and arrangement of the space offers a touch of elegance, while you have views of the swimming pool with the sun deck. It offers everything you need for a pleasant and beautiful life. The yard is completely fenced and provides an auxiliary building of 30 m<sup>2</sup> that can be used for various purposes. A swimming pool with a sun deck and an outdoor fireplace will make every day special in the company of family and friends. In the basement there is a kitchen with a fireplace, a storage room and a technical room. On the ground floor there is a kitchen with a dining room and a living room, a storage room, a bedroom with a bathroom and a toilet. There are two more bedrooms with bathrooms and a terrace on the first floor. The house is furnished and equipped, air conditioners and underfloor electric heating are installed. Spaciousness and excellent use of space will provide you with everything you need for a comfortable life. Labin is only a ten-minute drive away and offers everything you need. With its development and growth, the city offers more and more facilities, such as the famous Pula and Rijeka, which are only an hour's drive away. It offers its residents a handful of options, various promenades and beaches, schools and kindergartens, shops and restaurants. This unique opportunity can be your oasis of peace or a source of income. For more information, contact an agent. ID CODE: 112-052

## Additional contact info

Reference Number: 648272  
Agency ref id: 112-052  
Contact phone: +385916183332, +385995677888