

Labin - novogradnja s bazenom, 197 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 Silviya 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 - novogradnja s bazenom, 197 m2
Property for:	Sale
House type:	detached
Property area:	197 m ²
Lot Size:	780 m ²
Bedrooms:	7
Bathrooms:	3
Price:	620,000.00 €
Updated:	Oct 14, 2024

Condition

Newbuild:	yes
Built:	2024

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
--------------------	----------------

Description

Description:	Kaiser Immobilien presents the perfect opportunity to buy a new building with a swimming pool and a wine cellar. The property consists of 197 m ² of living space
--------------	--

divided into two units. It is located on land with a total square footage of 780 m². It is designed as two independent apartments. One two-room apartment with a living room and a bathroom consists of 49 m². The second three-bedroom apartment with a living room and two bathrooms consists of 100 m² and offers a wine cellar. A covered terrace with a total square footage of 38 m² extends in front of both apartments. The units are interconnected by an internal corridor. The property is sold on a turnkey basis. The price includes all interior and exterior work except furniture and kitchen. The glass walls will be black, and due to the large number of PVC joinery, the property will be illuminated by sunlight throughout the day. The interior space will be covered with underfloor heating and air conditioning units in every room. The bathrooms will be equipped with all necessary sanitary facilities. The yard will be decorated in a Mediterranean style, a covered paved terrace will lead to the sunbathing area of the pool surrounded by olive trees and plants. The pool offers automatic filling and emptying and is lined with ceramics. There is a view of nature and greenery, while construction is prohibited in front of the villa. The property is located in a complex of three detached villas with private access. The complex is separated from the view and provides a main entrance with access control by plate recognition or remote control. It also has 600m² of common private road and 290m² of children's playground or additional parking for guests. The location is great for year-round living. Numerous facilities such as restaurants, cafes, shops, post office and school are only a five-minute walk away, while various shopping centers and the city center are only a five-minute drive away. The first beaches and promenades are ten minutes away by car. For more information, contact an agent. Ana Beović
ana@kaiser-immobilien.hr +385 91 618 3332 ID CODE: 112-187

Additional contact info

Reference Number: 660004
Agency ref id: 112-187
Contact phone: +385916183332, +385995677888