

## PRILIKA! KUĆA SA BAZENOM I POGLEDOM NA STARI GRAD, NOVOGRADNJA, Labin, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
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:	PRILIKA! KUĆA SA BAZENOM I POGLEDOM NA STARI GRAD, NOVOGRADNJA
Property for:	Sale
House type:	detached
Property area:	147 m <sup>2</sup>
Lot Size:	816 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	3
Price:	630,000.00 €
Updated:	Oct 29, 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
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### Description

Description: On the eastern part of the Istrian peninsula, where green hills and untouched nature merge with the crystal clear sea, where a handful of cultural and historical sights are hidden next to the art that you live, there is the medieval Labin. From the highest point of the town, there is a panoramic view of Kvarner and the islands and the inevitable tourist destination of Rabac, once a small fishing port where many fishermen sought refuge during bad weather. On the edge and quiet area of the city, just a few kilometers from the center, there is this modern new building with an open view of the greenery and the Old Town of Labin. House with an area of 147m<sup>2</sup>, which extends through the ground floor and first floor. In addition to the location itself, additional privacy will be provided to the future owners by the

900m2 garden, completely fenced with a hedge. The central area of the house is connected by open space - a growing trend in interior design that connects the kitchen with the dining room and the living room, where beautiful glass walls separate you from the covered terrace, sunbathing area and swimming pool. The usability of the space is thus much greater, while the concept itself provides flexibility in arrangement. On the ground floor there is also a small storage room, a toilet and a laundry room under the stairs that lead to the first floor, which contains three bedrooms with their own bathrooms, two of which have access to a terrace with a soothing view. For heating/cooling, the house uses air conditioning inverters in every room, underfloor heating and the possibility of installing a wood or pellet fireplace in the living area of the house. It will be furnished and completely ready for use at the end of 2022. It will have three parking spaces at the entrance to the house, which is reached by an asphalt road. Explore the largest green oasis of the northern Adriatic, an authentic way of life, excellent food, numerous events that will certainly intrigue you! The house offers its future owners the possibility of a wonderful place to live or a profitable property if you want to engage in tourism or tourist rental in order to return the invested funds faster! For any additional information and/or viewing, contact with confidence a licensed real estate agent with many years of experience in real estate transactions: LORENA KOGEJ Licensed agent Mobile 091/738-7200 Telephone 052/639-276 [lorena.kogej@dogma-nekretnine.com](mailto:lorena.kogej@dogma-nekretnine.com) ID CODE: IS1509836

### Additional contact info

Reference Number: 673243  
Agency ref id: IS1509836