

## ISTRA, LABIN - Kuća s bazenom, Labin, House



### Seller Info

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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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Region: Primorsko-goranska županija  
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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 s bazenom
Property for:	Sale
House type:	detached
Property area:	156 m <sup>2</sup>
Lot Size:	1300 m <sup>2</sup>
Bedrooms:	7
Bathrooms:	2
Price:	519,000.00 €
Updated:	Nov 05, 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: ISTRIA, LABIN - House with swimming pool On the southeast coast of Istria, where the 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 four 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. Surrounded by greenery near the town of Labin, a house with a swimming pool is for sale. It is located in a gentle neighborhood with vacation homes and family homes, offering the perfect balance of rural surroundings and proximity to the sea and urban amenities. In addition to the microlocation, the property is characterized by the quality of the construction, which guarantees long-term satisfaction and quality of housing. The house with a

timeless design, partially covered with stone, blends in shape and color with the village and the landscape. It is designed as one residential unit that extends over two tastefully decorated floors. The lower floor consists of a room for hanging out with an open fireplace and a kitchen (tavern), an area with a sauna, a storage room, a pantry and a toilet. The upper floor consists of an open concept space that unites the kitchen, dining room and living room with access to a covered terrace, four bedrooms, two bathrooms and a hallway. The fenced garden is full of greenery and Mediterranean plants, and the perfect harmony is rounded off by the swimming pool with the sun deck. The excellent location and the spatial organization of the interior and exterior of this property provide an opportunity for a comfortable family life or an investment investment in a tourist rental business. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 34344

### Additional contact info

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