



Code :	02815
Location :	Labin
Building size :	240.00 m2
Plot size :	980 m2
Garden size :	980 m2
Distance from center :	4000 m
Distance from see :	9000 m
Number of floors :	2
Number of bedrooms :	6
Number of rooms :	8
Number of bathrooms :	4
Parking :	Yes
Energy efficiency :	being prepared
Year of construction :	2017
Swimming pool :	Yes
Air conditioning :	Yes
Građevinska :	Yes
Vlasnički list :	Yes
Air conditioning :	Yes

Price : 665.000 €

For sale is a modern duplex house with swimming pool in the surroundings of Labin, located only 4 km from the city center, in a quiet location surrounded by nature and greenery, away from the main road which ensures privacy and a pleasant stay. The property has a total area of 240 m² and is situated on a 980 m² plot. It consists of two separate residential units with private entrances, each with an area of 120 m². On the ground floor of each residential unit there is an entrance hall, open-plan kitchen with dining and living area, storage room, one bedroom and a bathroom, while the upper floor offers two additional bedrooms and another bathroom. All rooms are equipped with air conditioning for heating and cooling. The landscaped yard features a swimming pool, summer kitchen with fireplace and parking space for several vehicles. The house was built in 2017 and is currently successfully used for tourist rental, allowing the future owner to continue an already established business. Thanks to its quiet location and functional layout, this property represents a great investment opportunity in Istria and tourist rental.

NOTE: We are not responsible for any errors in property descriptions, but we strive to be as precise and accurate as possible. The property can only be viewed with a signed Brokerage Agreement, which serves as the basis for further actions related to the purchase and the payment of the commission, all in accordance with the Real Estate Brokerage Act.