



Istria, Labin - apartment A in a quality duplex house of new construction with a garden, 136.40 m2

Croatia, Istria

Price:	€ 440 000
Object type	Apartment
Market	New building
Year built	2024
Bedrooms	3
Number of rooms	3
Land area	296 m2
Area	159 m2
Category	For sale



For sale is an extremely modern and high-quality project of a duplex house located in Labin, in a quiet location in a one-end street surrounded by greenery. The project consists of two two-story apartments, each with its own spacious garden. The mentioned apartment A, which we are selling, has an area of 136.40 m2, the concept is ground floor and first floor and consists of:

- on the ground floor; covered external entrance, corridor, two storage rooms, toilet/utility, open space living room with kitchen and dining room, covered terrace.

- on the first floor there are three bedrooms, two bathrooms, utility room, terrace. One bedroom has its own bathroom, while the other two bedrooms have access to a shared terrace. The apartment comes with a spacious garden of 164 m2 (with a coefficient of 16.40 m2) and two parking spaces. The heating is regulated by four Mitsubishi inverter air conditioners (the most awarded AP model). Facade ETICS 10 cm Baumit. Water consumption regulated through a heat pump with a 250 L boiler that will have the option of connecting to solar panels. Oak parquet in all rooms, while in the bathrooms, on the terraces and in the storage rooms there will be first-class Italian ceramics. Sanitary ware is of high quality (Olympia, Grohe, Aquastil). Deceunink PVC joinery. Electric blinds. Paved parking lot with planned pre-installation of a shaft for charging electric cars. An ideal property for a family, but also in the form of tourism. We are at your disposal for more information.

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