ISTRIA ADRIA
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Code :	15349
Location :	Labin
Building size :	57 m2
Lot size :	80 m2
Garden size :	0.00 m2
Floor :	Ground floor
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Parking :	Yes
Basement :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified

Price : 226.500 €

LABIN – THREE-BEDROOM APARTMENT WITH GARDEN IN THE CITY CENTER – 57 m²

For sale is a functional and bright three-bedroom apartment with an area of 57 m², located on the ground floor of a well-constructed residential building in the very center of Labin. Thanks to its excellent location and room layout, the apartment is ideal for family living, seniors, or as an investment for long-term or tourist rental.

The apartment consists of a kitchen, dining room, living room with access to the garden, a bedroom, a bathroom, and a hallway. The ceiling height of 285 cm gives a sense of spaciousness and plenty of natural light throughout the day.

New PVC windows, balcony, and entrance doors with triple Low-E glass have recently been installed, all windows are equipped with mosquito nets, and new stone interior sills have been set up. The apartment is air-conditioned with a new air conditioning unit that can be controlled via Wi-Fi.

A special advantage of this property is the garden, approximately 80 m² in size, which has been used for over 50 years and offers the possibility of landscaping according to personal preferences. Next to the garden, there is a small street where it is possible to park an electric vehicle and charge it via a personal electric connection. The electrical connection is 7.36 kW (single-phase).

The apartment also comes with a designated woodshed, permanently rented from the City of Labin for a symbolic fee.

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The apartment is sold fully furnished, and the furniture is included in the price, allowing for immediate move-in without additional investment.

Property advantages:
- 57 m² of living space
- Ground floor
- Garden approx. 80 m²
- New PVC windows and doors with triple Low-E glass
- Mosquito nets on all windows
- New air conditioning unit with Wi-Fi control
- High ceilings (285 cm)
- Woodshed
- Electric vehicle charging capability
- Sold fully furnished

The location is one of the greatest advantages of this property. Within a radius of just 500 meters, there are elementary and secondary schools, a market, shops, a park, a church, cafes, and a bus station. The popular tourist destination Rabac, with its beautiful beaches, is only 4 km away, or about an 8-minute drive, while Zagreb is approximately 200 km away, or about a 2.5-hour drive.

Ownership is clear (1/1), without encumbrances. Sale directly from the owner, without agency commission.