



DAMAC d.o.o.

## ALMA DOM INVEST

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<b>Code :</b>	27656
<b>Location :</b>	Labin
<b>Building size :</b>	285 m2
<b>Lot size :</b>	4690 m2
<b>Distance from center :</b>	6500 m
<b>Distance from sea :</b>	11000 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	A+
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

Price : 745.000 €

Labin area, a beautiful stone house with a total area of 265 m<sup>2</sup> (103 m<sup>2</sup> of usable space) is for sale, situated on a spacious plot of 4,690 m<sup>2</sup>, providing complete privacy and tranquility. The property was renovated in 2018 and combines the rustic charm of stone with modern comfort and infrastructure.

The house consists of four rooms, a large living room with a fireplace, a kitchen, and four bathrooms equipped with a shower, bathtub, and jacuzzi. The heating system includes a gas boiler and a boiler for briquettes/pellets, air conditioning units, and a complete heating, cooling, and ventilation system, ensuring a pleasant stay throughout the year.

On the landscaped grounds, there is a swimming pool measuring 10 x 5 m and a large parking area for 5 to 7 cars. The property is also equipped with video surveillance.

The estate includes two utility buildings with a total usable area of 67 m<sup>2</sup>. One is fully renovated with all installations, a kitchen, and a bathroom, making it suitable for guests, rental, or business purposes. The second building can serve as storage, a garage, or additional auxiliary space as need...