ID: 3157

# INVESTMENT OPPORTUNITY – IMPRESSIVE AREA OF BUSINESS POTENTIAL

Labin

**790,000 €**
198 €/m²







Labin is a picturesque Istrian town located on a hill above Rabac, known for its rich mining history and charming old town center. In the 16th century, it was an important cultural and administrative center, and today it attracts visitors with its narrow stone streets, art studios and beautiful views of the Kvarner Bay. Its mining heritage is particularly interesting, having left a strong mark on the city's identity.

Right near the town of Labin, there is a spacious property with a total area of 4,000 m² of closed space, with exceptional infrastructure capacity and ready for conversion into a nursing home, health and rehabilitation center or other investment purpose. The property is located on

a plot of land of 7,000 m2 with two neat access roads, one of which has the possibility of installing a ramp, thus facilitating access for larger delivery vehicles. The property is also surrounded by greenery and nature.

INVESTMENT PROPERTY – 4000 m² of residential and commercial potential

KEY PROPERTY ADVANTAGES:

- Energy infrastructure
- 495 kW of electrical power connection
- New substation
- Ideal for larger heating, cooling systems, medical equipment or solar systems
- Two water connections
- Enables system separation (e.g. kitchen / sanitary block / technical part)

BUILDING FEATURES:

- New roof
- Stable construction
- Two separate entrances (possibility of dividing functional units – e.g. accommodation and medical part)

IDEAL FOR:

- Home for the elderly (large accommodation capacity)
- Specialty hospital or rehabilitation center
- Private clinic
- Educational and health campus
- Investment conversion project

INVESTMENT POTENTIAL:

- Large area allows for rational arrangement of rooms and common areas
- Strong electrical infrastructure reduces future upgrade costs
- Possibility of energy self-sustainability (solar systems)
- Growing demand for senior housing in Istria

Standard for homes:

35–45 m² gross per user (including common areas)
Real capacity: 80 – 100 users

WHY IS THE PROJECT FINANCIALLY SUSTAINABLE?

- 495 kW of electricity + new substation
- New roof (lower initial risk)

- Two water connections
- Large square footage allows for optimal layout
- Growing demand for senior housing

The property represents a rare opportunity on the market due to its combination of large area, strong infrastructure and readiness for conversion. Photographs by documentarians and visual artists show the layers of time in the metal structures, ruined surfaces and light plays of the interior spaces, giving the space an almost abstract beauty.

FOR ALL OTHER INFORMATION, CONTACT ME:

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## Summary

| | | | |
|---|---|---|---|
| LOCATION | Labin | PROPERTY ID | 3157 |
| PRICE | 790,000 € | TYPE | Office space |
| OFFICE TYPE | Multipurpose | AREA | 4,000 m² |
| YEAR BUILT | 1930. | YEAR RENOVATED | - |
| ORIENTATION | - | NUMBER OF FLOORS | 2 |
| DISTANCE FROM SEA | - | DISTANCE FROM CENTER | - |
| PARKING | Yes | PARKING SPACES | 20 |
| ACCESS ROAD | - | JOINED ROOMS | - |
| CEILING HEIGHT | - | ELEVATOR | - |
| HEATING | - | JOINERY | - |
| WALLS MATERIAL | - | WALLS CONDITION | - |
| TILES | - | PARQUET | - |
| FACADE | - | ROOF | - |
| INTERNAL STAIRS | - | EXTERNAL STAIRS | - |
| SHOP WINDOW | - | OFFICE LOOKING AT | - |
| OWNERSHIP TYPE | Orderly | CERTIFICATE OF OWNERSHIP | Yes |
| USAGE PERMIT | Yes | ENERGY CERTIFICATE | - |

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## Extra features

- Terrace
- Yard

## Infrastructure

- Electricity
- Water
- Sewerage

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