



## ISTRIA, RABAC - Exclusive newly built villa with spectacular sea views



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 937,616.99

### Location

Pays:	Croatie
État/Région/Province:	Istria
Ville:	Labin
Soumis:	18/04/2026

Description:

Location: Istarska županija, Labin, Rabac.

### ISTRIA, RABAC - Exclusive newly built villa with spectacular sea views

Halfway between Pula and Opatija, high above the Istrian waterfront, lies the town of Labin. The medieval core was the center of coal mining in the 1950s and 1960s. It is a place where history and modern times meet. Enchanting coves, grandiose gastronomy, warm and witty residents characterize this town, which has become a favorite destination for guests from the German-speaking world. A welcome is guaranteed here.

Just imagine waking up every morning to a fantastic view of the sea and islands. Sounds like a dream, right? With this villa, your dreams come true...

Not far from Labin and Rabac, in a location dominated by holiday villas, there is this exclusive villa with just such a view, built in 2022, waiting for its new owner!

You can experience all the comforts of this modern villa in its 165 m2 of living space, which extends across the ground floor and first floor.

The entire ground floor is designed as an open space area, which houses a modernly equipped kitchen with a dining area and a spacious, bright living room.

Natural light is provided through large sliding glass walls that make your stay more pleasant and the room



more spacious. The aforementioned glass wall provides excellent communication between the ground floor and the exterior of the villa.

The ground floor also has one bathroom and a storage room.

Internal stairs lead to the first floor, where there are three comfortable and modernly decorated bedrooms, each with its own bathroom, thus ensuring the privacy of all household members. Each bedroom also has a spacious balcony from which you can enjoy unobstructed views of the sea and the islands of the Adriatic.

The whole story of this modern villa is rounded off by a landscaped garden of 555 m<sup>2</sup>. The central part of the yard is occupied by a unique swimming pool with a sunbathing area, ideal for cooling off on hot days.

When you get tired of swimming in the pool, take a walk to the nearest beach, which is only 1 km away from this villa!

The villa has two parking spaces for your tin pets.

An alarm system and video surveillance have been installed to guarantee additional security.

The villa is built of high-quality materials, covered with 15-20 cm thick Istrian stone, with large Gealan openings and electric shutters. It is equipped with air conditioning in every room and underfloor heating via a heat pump.

This house offers the possibility of maximum comfort in a very attractive settlement, and the view that this villa offers will make your every day special!

Opportunity!!!

Dear clients, the agency commission is charged in accordance with the General Terms and Conditions:  
<http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja>

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Année: 2022

## Commun

Chambres: 3

Salle de bains: 4

Pied carré fini: 165 m<sup>2</sup>



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Dimesions du lot: 555 m<sup>2</sup>

## Room details

Total rooms: 4

## Building details

Parking: Oui

Outdoor Amenities: Pool

## Rental details

Furnished: Oui

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/IOUL-T25772/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/IOUL-T25772/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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