



## Istria, exclusive Tourism Estate with Restaurant, Swimming Pool and Development Potential



### Agent Info

Name: ArKadia  
 Company Name:  
 Country: United Kingdom  
 Phone:  
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
 Price: USD 2,629,350.56

### Location

Country: Croatia  
 State/Region/Province: Istria  
 City: Pazin  
 Posted: Jul 06, 2026

### Description:

Set in a peaceful and highly attractive location near the historic town of Labin, just a few minutes' drive from Rabac and its renowned beaches, this exceptional tourism estate represents a rare investment opportunity for the development of a boutique hotel, guesthouse, resort, or luxury hospitality complex. The estate extends across an impressive 24,700 m<sup>2</sup>, surrounded by pristine nature and lush greenery, while offering beautiful views of Labin's historic old town. Its prime location, existing infrastructure, and significant expansion potential make this property a truly unique opportunity on the market.

**Main Building** The main building, with a total area of 615 m<sup>2</sup>, comprises: 12 comfortable guest rooms, a restaurant with seating for approximately 100 guests, all supporting facilities required for successful hospitality operations. In 2023, a 12 x 6 metre infinity swimming pool was constructed, complemented by beautifully landscaped lawns and terraces covering more than 2,000 m<sup>2</sup>. The entire outdoor area is equipped with an automatic irrigation system and subtle ambient lighting, creating an elegant atmosphere during the evening hours.

**Exceptional Expansion Potential** The estate also includes an authentic Istrian hamlet consisting of six traditional stone houses, all officially registered in the land registry and cadastral records. Several of the buildings require renovation, while one has already been structurally restored with a completed roof. A conceptual design has already been prepared for the conversion of part of these buildings into five studio apartments, accommodating up to 18 additional guests, nearly doubling the property's existing accommodation capacity. In 2012, six building permits were issued for the reconstruction and expansion of the estate, including plans for a covered swimming pool, a glass corridor connecting the pool with the main building, and the extension of the restaurant terrace. The future owner has the opportunity to continue developing the project in accordance with their



own business vision and applicable regulations. Additional Development Opportunities The estate offers further valuable development potential, including: approximately 10,000 m<sup>2</sup> of building land adjacent to the swimming pool, a large, flat meadow measuring approximately 50 x 100 metres, ideal for sports facilities, wedding venues, corporate events, team-building activities, glamping accommodation, or a variety of other tourism-related amenities. Location The property is situated in one of the most sought-after areas of eastern Istria, only a few minutes from both Labin and Rabac, one of the Adriatic coast's most popular tourist destinations. The proximity to the sea, unspoiled nature, cultural attractions, and well-developed tourism infrastructure provides excellent conditions for a successful hospitality business throughout the year. Properties of this calibre—offering an established tourism operation, extensive land, and substantial expansion potential—are exceptionally rare on the market and represent an outstanding investment opportunity for discerning investors. For further information or to arrange a private viewing, please do not hesitate to contact us....

For this property contact our agent on telephone number +385 98 160 6933.

More on Eurovilla.hr, ID: 825754

Direct link: <https://eurovilla.hr/en/property/istria-exclusive-tourism-estate-with-restaurant-swimming-pool-and-development-potential/825754/>

## Common

Lot Size: 615 sq m

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/LFVL-T32999/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/LFVL-T32999/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 825754

