



## ISTRIA, LABIN - Luxury new building with swimming pool



### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 800,000

### Localização

Country:	Croácia
State/Region/Province:	Istria
Cidade:	Labin
Adicionado:	28/02/2026

Informação adicional:  
Location: Istarska županija, Labin, Labin.

### ISTRIA, LABIN - Luxury new building with swimming pool

Labin and Pićan - a combination of history, nature and peace

Labin is one of the most charming Istrian towns, located on a hill with a beautiful view of the sea and the Kvarner Bay. Known for its rich history, cultural events and proximity to the tourist center of Rabac, Labin offers the perfect balance between urban amenities and a Mediterranean lifestyle.

And in the immediate vicinity is Pićan, a picturesque Istrian town that exudes peace, authenticity and untouched nature. It is this combination of tradition, greenery and privacy that makes this location extremely desirable for living or vacationing.

Not far from historic Labin, in the peaceful surroundings of Pićan, a luxury new building with a swimming pool is for sale, planned for move-in in the summer of 2026.

The total living area including terraces is 198.41 m<sup>2</sup>, and the house has been carefully designed to provide maximum functionality and comfort.

The basement is designed as a functional and spacious unit that includes a hallway, bathroom, laundry room, engine room and staircase. In the central part there is a spacious living room connected to the kitchen and dining room in an open space concept, which provides a feeling of airiness and comfort. The



bedroom is also located on the same floor. The living area has direct access to two covered terraces, an uncovered terrace and a sundeck, which achieves an excellent flow of natural light and a harmonious connection of the interior with the outside space.

The ground floor is intended for the quieter, sleeping part of the house and consists of a hallway, two bathrooms and two bedrooms. This floor is further enriched by two loggias that emphasize the Mediterranean atmosphere and provide a pleasant space for relaxation, as well as a covered entrance that ensures practicality and protection when approaching the house. The layout of the rooms allows for complete privacy and functionality for everyday life.

Technical characteristics and equipment:

- Underfloor heating throughout the building
- Cooling via air conditioning – Bosch system (Bosch)
- Ceramics in all common areas
- Parquet in the rooms
- Pre-installation for pool heating
- Modern and high-quality construction according to modern standards

The property was designed with an emphasis on energy efficiency, durability and a high level of comfort throughout the year.

The house is located on a spacious 821 m<sup>2</sup> plot that ensures privacy and peace and contains:

- swimming pool with sundeck
- covered and uncovered terraces
- landscaped green areas
- space for relaxation and socializing

The outdoor area is perfectly designed for enjoying warm Istrian days, whether for a private stay or a tourist rental.

Why is this the right opportunity?

This luxurious new building represents the ideal combination of modern architecture, top-quality equipment and an authentic Istrian location.

The proximity of Labin, the peace of Pićan, quality construction and planned move-in in 2026 make this property an excellent investment for either luxurious family living, vacation or tourist rental with high return potential.

If you are looking for elegance, privacy and long-term value in the heart of Istria, this is the property that meets all the criteria.

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

ID CODE: 45601



Tina Širol

Agent s licencom

Mob: +385 95 825 4533

Tel: +385 91 480 8808

E-mail: [tina@dux-istra.com](mailto:tina@dux-istra.com)

[www.dux-istra.com](http://www.dux-istra.com)

Construído: 2026

## Comum

Quartos de dormir: 3

Banheiro: 3

Pés quadrados acabados: 198.41 m<sup>2</sup>

Tamanho do lote: 821 m<sup>2</sup>

## Room details

Total rooms: 4

## Building details

Parking: Sim

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Informação adicional

URL do site:

[http://www.arkadia.com/IOUL-T24984/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/IOUL-T24984/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 656132

