



## Labin area, elegant villa with a pool and a large yard



### Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 891,692.8

### Местоположение

Страна:	Хорватия
Область:	Istria
Город:	Лабин
Добавлено:	06.07.2026
Описание:	
Location:	Istarska županija, Labin, Labin.

### Labin surroundings, elegant villa with pool and spacious yard – Villa B

In a beautiful natural environment near Labin, Villa B is located, an elegant property that combines top design, functionality, and modern technology. This villa is the perfect combination of luxury and natural surroundings, ideal for family living or an investment in tourist rentals. Villa B is one of the five modern villas being built in the surroundings of Labin.

#### Main features

Gross area: 331 m<sup>2</sup>

Net usable area: 288 m<sup>2</sup>

Plot area: 2,402 m<sup>2</sup>

Landscaped yard: 582 m<sup>2</sup> (459 m<sup>2</sup> of green space and 123 m<sup>2</sup> of paved terraces)

Parking: 81 m<sup>2</sup>

#### Outdoor space

The landscaped yard offers everything for relaxation and enjoyment on warm days. There is a pool measuring 9 x 5.3 m, divided into a shallow children's section and a deeper part, with an outdoor shower next to it. A spacious covered terrace with an outdoor kitchen is an ideal spot for family gatherings and summer evenings. There is also a utility building (12 m<sup>2</sup>) on the plot, which serves as a storage room but can be repurposed according to the future owner's needs.



## Interior space

The villa is organized on two levels, offering exceptional functionality:

### Ground floor:

Spacious open-plan living room with kitchen and dining area, with access to two covered terraces.

Storage room next to the kitchen.

Sauna or fitness room with access to the outdoor terrace.

Guest WC.

### First floor:

Four spacious bedrooms, each with its own bathroom.

The orientation of the rooms to the northwest provides a pleasant atmosphere and natural light during the day.

### Technical features

Pool: Water surface of 48 m<sup>2</sup>, with shallow and deeper sections.

Heating and cooling: Inverter air conditioning system and underfloor heating with a fan-coil system for maximum comfort.

Solar power plant: Photovoltaic modules on the roof with a capacity of 5.46 kWp ensure energy savings.

Finishing: Buyers have the option to choose finishing materials according to their preferences.

### Location

The villa is located in a peaceful environment, close to all necessary amenities:

Shops, schools, post offices, sports facilities, and restaurants – everything is within reach.

An ideal location for family living or as a luxury property for tourist rental with a quick return on investment.

### Conclusion

Villa B offers everything needed for a top lifestyle: spaciousness, privacy, modern technology, and a natural environment. This is a unique opportunity for future owners who want to enjoy the comfort of their own villa with a pool or make a return through an attractive investment in tourism.

Completion deadline: June 2025.

For more information and to schedule a viewing, feel free to contact us!

ID CODE: 1435

Đankarlo Čekić

Agent s licencom

Mob: +385 99 237 6130

Tel: +385 52 33 00 33

E-mail: dan@investa.hr

[www.investa.hr](http://www.investa.hr)



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Построен: 2025

## Общие

Спальни: 4  
Ванные комнаты: 4  
Готовые кв.м.: 331 кв м  
Площадь участка: 2402 кв м

## Room details

Total rooms: 5

## Building details

Parking: да  
Outdoor Amenities: Pool  
Количество этажей: 1

## Lease terms

Date Available:

## Дополнительная информация

URL вебсайта: [http://www.arkadia.com/XWQY-T2043/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/XWQY-T2043/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 251943

