

## ISTRA, RABAC - LABIN, NOVA VILA MODERNOG DIZAJNA, Labin, House



### Seller Info

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About us: Founded and owned by luxury real estate broker Milan Mandić, Smart Invest Properties is a top-producing luxury real estate agency in Europe - Croatia – Riviera of Opatija offering clients white-glove treatment, innovative marketing strategies, integrity and overall professionalism.

Smart Invest Properties is led by Milan Mandić who offers his unwavering work ethic, extensive background in the real estate finance and development industries and proven track record of delivering excellent service to his clients. Milan is sought-after by powerful professionals and influential individuals from all over the world for his extensive, unparalleled expertise in the Croatia –

Riviera of Opatija and Istria real estate market.

Smart Invest Properties serves clients throughout Riviera of Opatija, town Rijeka, Istria and Island Krk prime residential areas including Opatija, Lovran, Volosko, Rijeka, Istria, Island Krk and is working on some other parts of Croatia like main town Zagreb and Dalmatia together with their partners agency.

In addition to serving the Riviera of Opatija real estate market, Smart Invest Properties strongly believes that giving back to the community is extremely important.

Smart Invest Properties – Real estate agency participate in many local and international Real estate Fairs ( Rexpo show – Zagreb - Croatia, International Moscow Property Show - Russia, International Property Show – London – UK, LPS Shangai Luxury Property Show - China, Munchen Property Show - Germany, MIPIM World property market Show Cannes, etc.)

Reg No.: 110/2010

## Listing details

### Common

|                |  |
|----------------|--|
| Title:         | ISTRA, RABAC - LABIN, NOVA VILA MODERNOG DIZAJNA |
| Property for:  | Sale   |
| House type:    | detached   |
| Property area: | 170 m <sup>2</sup>                               |
| Lot Size:      | 641 m <sup>2</sup>                               |
| Bedrooms:      | 5  |

Bathrooms: 2  
Price: 495,000.00 €  
Updated: Apr 29, 2024

## Condition

Built: 2024

## Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Labin  
City area: Rabac  
ZIP code: 52220

## Permits

Building permit: yes  
Ownership certificate: yes



## Additional information

Energy efficiency: In preparation

## Description

Description: ISTRIA - RABAC SURROUNDINGS, for sale is a modern newly built villa with a swimming pool at a promotional reduced price This beautiful newly built villa is located in an idyllic setting on the outskirts of a small Istrian town. The villa is surrounded by nature and offers its owners and guests privacy and peace, as well as a view of Učka and the surrounding hills. Basic characteristics: • villa area: 170 m<sup>2</sup> • pool area: 32 m<sup>2</sup> • land area: 641 m<sup>2</sup> • 3 bedrooms On the ground floor of the villa there is a spacious open space with a kitchen, dining room and living room with access to a terrace with a swimming pool. There is also an entrance hall and a toilet on the ground floor. There are 3 bedrooms, a bathroom and a balcony on the first floor. There is an overflow pool measuring 4x8 meters in the garden. Beautiful glass walls will provide you with plenty of sunlight, access to the covered part of the terrace with an outdoor dining area and a pool of 32 m<sup>2</sup> below. The latest technology and ceramic lining of the pool is planned. For heating/cooling, installation of an air conditioning inverter is planned The house is in the final stage of construction. There is still the possibility of choosing some materials and interiors. The stated price refers to a completely completed turnkey house, without furniture. This elegant property, in a quiet location with a landscaped garden, is only a 10-minute easy drive to the nearest beach. All other necessary facilities are located in the immediate vicinity. Such as shops,

restaurants, kindergarten, school, cafe. 10 km from the town of Labina, 40 km from Opatija, 50 km from Pula airport. An excellent investment for those who want to engage in tourist rental. Documentation and ownership regular. For more information and a tour, call +385/99/320-0011 ID CODE: 14863

### Additional contact info

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