

## ISTRA, RABAC - Moderna novogradnja s panoramskim pogledom na more, Labin, House



### Seller Info

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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, RABAC - Moderna novogradnja s panoramskim pogledom na more
Property for:	Sale
House type:	detached
Property area:	116 m <sup>2</sup>
Lot Size:	521 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	5
Bathrooms:	4
Price:	500,000.00 €
Updated:	Jul 10, 2024

### Condition

Newbuild:	yes
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:	A+
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### Heating

Central heating:	yes
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## Parking

Number of parking spaces: 4

## Description

Description:

ISTRIA, RABAC - Modern family villa with a panoramic view of the sea and the Kvarner Islands. We proudly present this extraordinary opportunity to all those looking for a property that offers what they need for a safe and peaceful family home, as well as for all those looking for a property that represents a safe investment with a guaranteed return on investment. It is a high value and luxurious modern villa in the ROH BAU design. This property is ideal for all those who are ready to finish the property of their dreams themselves. However, future owners have the opportunity to agree on a turnkey sale with the current owner, so that they do not have to worry about the remaining works themselves. **PROPERTY DESCRIPTION:** This superb villa is located on a slightly elevated plot with a unique view of the sea and the Kvarner Islands, and consists of a total of 116.80 m2 of living space, which is divided into two floors. On the ground floor of the villa there is an entrance hall with a space for a wardrobe, which leads us to the living area designed according to the "open space" system, in fact it is a space without partition walls, open plan. A larger modern kitchen with an island, a spacious dining room sufficient for the whole family, and a comfortable living room with access to a covered terrace are planned here. What categorizes this area of the villa are larger openings with a planned installation of sliding glass walls, with the help of which the communication between the inner space of the villa and the courtyard is connected, and with which the view from the space opens to the garden with the swimming pool and to the sea, as well as a large amount of natural light passes through the space. The internal staircase, under which there is a storage room, leads to the upper floor of the villa, where a total of 4 bedrooms are planned, each of which has its own bathroom. Each of the bedrooms on this floor of the villa has the same view of the sea, but one of them is the master bedroom, with access to its own larger covered terrace, with an unrepeatable panoramic view of the sea and the Kvarner Islands. **DESCRIPTION OF THE GARDEN:** The villa is located on a comfortable garden of 521m2, where there is enough parking space for 3 to 4 cars. The parking lot is located in front of the villa, while the "infinity" swimming pool is located at the back of the villa, from which, while you are swimming, you can see the beautiful sea and islands. There is enough space in the garden of the villa to build and set up accompanying facilities, such as a summer kitchen with a barbecue, a green area ideal for relaxation or carefree play of your youngest family members or pets, a sunbathing area, and a rest and relaxation area. **ADDITIONAL INFORMATION:** \* The price shown on the advertisement refers to the current condition of the house in the ROH BAU design, while future owners have the opportunity to negotiate with the owner a turnkey sales system, without furniture. \* In addition to everything mentioned, the future owners have the opportunity to purchase an additional piece of agricultural land of 1038 m2, in order to expand their yard and enrich the property with numerous additional

contents. \* Every part of the work performed is of excellent quality, the owners paid attention to every detail in order to ensure a high level of quality of the building. \* The villa offers the maximum level of comfort and privacy, all thanks to its location. It is an oval located on the edge of the construction zone. \* The property is in order, 1/1 owner, no encumbrances, the building permit has been issued and the title is valid. LOCATION DESCRIPTION: The villa is located on the outskirts of a smaller and still well-known settlement in the vicinity of the town of Labin. It is an ideal settlement for anyone who prefers to be away from city crowds, noise and a large number of people, all while still being just a few steps away from all the facilities necessary for a safe and peaceful family life. The villa is located at the entrance to the settlement, located on a slightly elevated part of the land, which ensured it a unique panoramic view that takes your breath away. This property is ideal for all those who are looking for a luxurious family home, which means that the first shop is only a 3-minute easy drive from the villa, while Labin with all the necessary amenities is only a 15-minute easy drive away. This villa is also an ideal option for all those who are looking for a special property that will ensure a return on their investment, all in the form of tourist rental. It is a villa that offers its future owners the possibility of developing highly luxurious tourism. At the location of the villa, there are numerous beaches that can be visited, so from 950m from the villa to up to 2 km from the villa, you have the opportunity to choose between numerous beaches with crystal clear sea. In addition to everything mentioned, this location also has several quality restaurants, cafes, taverns, and the town of Labin, which contains everything you need for a pleasant stay, is only a few minutes' easy drive from the villa. For any additional questions, necessary information or wish to organize an appointment to view the villa and its location, please feel free to contact us. Dear clients, the agency commission is charged in accordance with the General Business Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 31888

## Additional contact info

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