

## Rabac - luksuzna vila s morem na dlanu, 200 m2, Labin, House



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silvija Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Rabac - luksuzna vila s morem na dlanu, 200 m2
Property for:	Sale
House type:	detached
Property area:	200 m <sup>2</sup>
Lot Size:	500 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Bathrooms:	4
Price:	990,000.00 €
Updated:	Nov 16, 2024

### Condition

Newbuild:	yes
Built:	2022

### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Description

Description: Kaiser Immobilien presents a unique villa in a unique location. The villa of

modern design is located only 100 m from the sea, surrounded by an olive grove and panoramic views of the entire Kvarner and the islands. It consists of 200 m<sup>2</sup> and offers four bedrooms with attached bathrooms. The ground floor consists of a modern kitchen with a dining area, separated from the pool's sunbathing area by glass walls. Three bedrooms with bathrooms, a toilet and a laundry room are also located on the ground floor. The main attribute of this villa would certainly be its staircase with a gallery, the glass walls extend from floor to ceiling and through them there is a stunning view of the sea. The first floor offers a wonderful minimalist living room full of sun and natural light. The master bedroom with its own bathroom is the only one on the first floor, and from it the sea seems to be in the palm of your hand. The swimming pool's sundeck offers plenty of space for large gatherings and additional facilities such as a jacuzzi and other personal wishes. The pool consists of 32 m<sup>2</sup> and is surrounded by aromatic plants and panoramic views of the sea. The property is a unique opportunity due to its irreplaceable location and modern design, offering all the best of life in Istria. A private road leads to the villa and it is located in a quiet environment. During the summer months, its location will provide you with numerous beaches and coves just a few minutes' walk away. The location is known for its natural resources and crystal sea. Various attractions, manifestations and events will offer you daily activities. Everything you need for year-round living is 15 minutes away by car. The city of Rijeka is 30 km away by air, the same as the city of Pula. For more information, contact an agent. ID CODE: 112-093

### Additional contact info

Reference Number: 648070  
Agency ref id: 112-093  
Contact phone: +385916183332, +385995677888