

Istra, Rabac - Luksuzna vila s panoramskim pogledom na more, 160 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 Silviya 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:	Istra, Rabac - Luksuzna vila s panoramskim pogledom na more, 160 m2
Property for:	Sale
House type:	detached
Property area:	160 m ²
Lot Size:	700 m ²
Number of Floors:	1
Bedrooms:	4
Bathrooms:	3
Price:	600,000.00 €
Updated:	Oct 03, 2024

Condition

Newbuild:	yes
Built:	2023
Last renovation:	2023

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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Parking

Number of parking spaces: 3

Description

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Kaiser Immobilien presents a luxury villa with a panoramic sea view. The villa is located in the vicinity of Rabac and Labin, just a ten-minute drive from the amenities of life. The location offers unique views of the sea and islands and numerous vantage points with unique sunsets. The villa covers a beautiful 160 m² of living space, and offers 700 m² of landscaped garden. It consists of an open space intended for the living room, kitchen and dining room. The well-utilized space connects the outdoor kitchen and sun deck with your living room. It also offers three bedrooms, one of which has access to a terrace with a swimming pool, while the other two have their own bathrooms of pleasant square footage. Carefully selected natural materials combine the modern design of the villa with the rustic details of Istria. During your stay in the social area, the views spread over the wonderful overflowing pool with sunbeds and several old olive trees that adorn the view of the open sea. It offers a beautiful terrace on the roof, with substantial square footage and unique views. Underfloor heating extends throughout the house, air conditioners are installed in every room. The cameras are built-in and are smart in nature, it is possible to manage them even outside the house. On the ground floor there is a machine room and an additional room of 30 m². The room is intended for a gym, but due to its beautiful square footage, it can become an independent apartment, tavern, garage, etc. The access road to the villa is made up of a beautiful garden covered in Istrian stone, a careful choice of materials creates a wonderful seaside feeling. The villa is carefully designed and planned so that your daily stay in it represents pleasure and enjoyment in the charms of Istria. The yard is decorated with various Istrian plants, planted with forethought to form beautiful dividing walls between the neighbors. The neighborhood is beautifully developed, luxurious and fully built. Most of the owners stay all year round in the neighboring villas. The place is very safe and pleasant to live in. The location of the property is highly sought after and well oriented towards the sea. The surrounding towns are also oriented towards the sea, so your every drive will be accompanied by panoramic views of the sea and beautiful scenery. The center of Labin is only ten minutes away by car, and there you can find all the important amenities such as a school, kindergarten, various shopping centers, cafes and shops, a market, a clinic and more. In the immediate vicinity of the villa there are numerous sandy beaches and bays, promenades, viewpoints and parks. Every day you can enjoy untouched nature and unique views of the sea, the fresh coastal air will lead you to a healthy and fulfilling life. For more information, contact an agent. ID CODE: 112-061

Additional contact info

Reference Number: 648244

Agency ref id: 112-061