

## ISTRA, RABAC - Ekskluzivna novoizgrađena vila sa spektakularnim pogledom na more, Labin, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
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 - Ekskluzivna novoizgrađena vila sa spektakularnim pogledom na more |
| Property for:  | Sale   |
| House type:    | detached   |
| Property area: | 165 m <sup>2</sup>   |
| Lot Size:      | 555 m <sup>2</sup>   |
| Bedrooms:      | 4  |
| Bathrooms:     | 4  |
| Price:         | 799,000.00 €   |
| Updated:       | Nov 05, 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 |
|------------------------|-----|



### Parking

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 2 |
|---------------------------|---|

### Description

|              |  |
|--------------|--|
| Description: | ISTRIA, RABAC - Exclusive newly built villa with a spectacular sea view<br>Halfway between Pula and Opatija, high above the Istrian waterfront, is the small |
|--------------|--|

town of Labin. The medieval core was the center of coal mining in the 50s and 60s. It is a place where history and modern times meet. Enchanting coves, grandiose gastronomy, warm and witty inhabitants characterize this city, which has become a favorite destination for guests from German-speaking countries. Welcome is guaranteed here. Just imagine waking up every morning with a fantastic view of the sea and the islands. Sounds like a dream, right? With this villa, your dreams come true... Not far from Labin and Rabac, in a location dominated by holiday villas, there is this exclusive villa with just such a view, built in 2022, which is waiting for its new owner! You can experience all the comfort of this modern villa in its 165 m<sup>2</sup> of living space, which extends through the ground floor and first floor. The entire ground floor is designed as an open space, which houses a modern kitchen with a dining room and a spacious, bright living room. Natural light is ensured through large sliding glass walls that make your stay more comfortable and the room more spacious. The aforementioned glass wall provides excellent communication between the ground floor and the exterior of the villa. There is also one bathroom and a storage room on the ground floor. We climb the internal stairs to the first floor, where there are three comfortable and modern bedrooms, each with its own bathroom, thus ensuring the privacy of all household members. Each bedroom has a spacious balcony from which you can enjoy unobstructed views of the sea and the islands of the Adriatic. The entire story of this modern villa is rounded off by a landscaped garden area of 555 m<sup>2</sup>. The central part of the yard is occupied by a unique swimming pool with a sunbathing area, ideal for cooling off on hot days. When you get tired of swimming in the pool, walk to the first nearest beach, which is only 1 km from this villa! Within the villa, two parking spaces are provided for your tin pets. An alarm system and video surveillance have been installed to guarantee additional security. The villa is built of high-quality materials, covered with Istrian stone 15-20 cm thick, with large Gealan openings and electric shutters. It is equipped with air conditioners in every room and floor heating via a heat pump. This house offers the possibility of maximum comfort in a very attractive settlement, and the view that this villa offers will make your every day special! Opportunity!!! Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: <http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 34686

## Additional contact info

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