



Code :	ISV2524
Location :	Labin
Building size :	176 m2
Lot size :	1298 m2
Distance from sea :	5000 m
Number of rooms :	3
Year of built :	n/a
Heating :	heat pump
Energy efficiency :	processing

Price :	600.000 €
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Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

Exclusive Villa with Heated Saltwater Pool near Labin

Exclusive Villa with Heated Saltwater Pool near Labin – Contemporary Luxury in the Heart of Istria

Nestled in a peaceful and prestigious residential area close to the historic town of Labin and only 5 kilometres from the crystal-clear Adriatic Sea and the beautiful beaches of Rabac, this exceptional villa perfectly combines contemporary architecture, premium quality construction and the relaxed Mediterranean lifestyle.

Set on a fully fenced 1,298 m² plot, the property offers 176 m² of beautifully designed living space, ensuring complete privacy, comfort and functionality. Expansive glass walls fill the interior with natural light while seamlessly connecting the indoor and outdoor living areas.

The heart of the villa is an elegant open-plan living area featuring a spacious lounge, a modern fully equipped kitchen and a stylish dining area, creating the perfect setting for both everyday living and entertaining.

The villa offers three generously sized bedrooms, each with its own luxurious en-suite bathroom, providing maximum privacy and comfort. The master suite also features a spacious walk-in wardrobe, adding another touch of elegance to this remarkable home.

Year-round comfort is ensured by underfloor heating powered by an energy-efficient 18 kW heat pump, complemented by air conditioning units in every room.

The beautifully landscaped outdoor area has been designed for relaxation and enjoyment. A 32 m² heated saltwater swimming pool, spacious sun terrace, fully equipped summer kitchen, children's playground, additional guest toilet and storage room create an ideal environment for enjoying the Mediterranean climate with family and friends.

Only premium materials and high-quality finishes have been used throughout the construction and interior design. Modern LED lighting together with advanced touch-control and wireless technology provide both sophistication and everyday convenience.

The villa is offered fully furnished and is ready for immediate occupancy. Owing to its excellent location, outstanding quality and attractive rental

potential, it represents an ideal permanent residence, luxury holiday home or an excellent investment opportunity in one of Croatia's most desirable regions.

Property Highlights

- Living area: 176 m²
- Plot size: 1,298 m²
- 3 spacious bedrooms
- 3 elegant en-suite bathrooms
- Additional guest toilet
- Walk-in wardrobe in the master suite
- Open-plan living, dining and kitchen area
- Underfloor heating via 18 kW heat pump
- Air conditioning throughout
- Heated 32 m² saltwater swimming pool
- Spacious sun terrace
- Fully equipped summer kitchen
- Children's playground
- Storage room
- Fully fenced property
- Premium materials and smart home features
- Sold fully furnished
- Only 5 km from the sea and the beaches of Rabac

This outstanding villa offers an exceptional blend of contemporary design, premium comfort and Mediterranean charm. Whether as an exclusive private residence, an elegant holiday retreat or a secure investment with excellent rental potential, it represents a rare opportunity to own a truly remarkable property in the heart of Istria.

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