Vanesa Šaša
vanesa@aspectus.com.hr
+385 52 225 200
+385 99 386 8200

ID 1681-1 778.000 €

New Modern Villa with Pool and Spacious Garden, Labin, Istria

Labin









Basic information

PRICE	778.000 €
AREA	176 m²
LAND AREA	2710 m²
GARDEN AREA	2349 m²
PRICE PER SQUARE	4.420 €
AGENCY COMMISSION	3 % + VAT
REAL ESTATE TYPE	Detached house
LOCATION	Labin
REAL ESTATE ID	1681-1

We are selling a modern villa with a pool in Labin. This contemporary villa is located in a peaceful area of Labin, just 10 km from the beautiful town of Rabac, renowned for some of the most stunning beaches.

The villa is designed for maximum comfort and enjoyment, with a total net living area of 176 m2 spread across two floors.

The ground floor welcomes you with a modern open-space layout combining the kitchen, dining room, and living room. This level also includes a guest toilet, indoor and outdoor storage rooms, a room designed for a sauna/fitness area, and access to a covered terrace with a summer kitchen and a heated pool with a massage area spanning 48 m2.

The upper floor consists of a sleeping area with four bedrooms, each with its own en-suite bathroom and access to a terrace.

The property boasts a spacious outdoor area, consisting of 910 m2 of landscaped grounds, including 785 m2 of green areas, 125 m2 of paved terraces, and 128 m2 of parking space. Additionally, the property includes 1,439 m2 of extra green space, offering limitless possibilities for privacy, landscaping, or further development to suit your preferences.

The villa is equipped with modern systems for enhanced comfort, including a climate inverter system for temperature regulation, underfloor heating with a fan-coil system, and the installation of solar panels to reduce energy consumption.

The villa is currently in its early construction phase, allowing for the customization of finishing materials. The completion of construction is expected by June 2025.

Vanesa Šaša
vanesa@aspectus.com.hr
+385 52 225 200
+385 99 386 8200

The villa is conveniently located with all essential amenities within close proximity. A supermarket, gas station, pharmacy, and patisserie are only an 8-minute drive away, while a green market, veterinary clinic, sports center, health center, post office, bank, and elementary school are reachable within 10 minutes by car.

This is an excellent opportunity for a luxurious and convenient lifestyle in Istria.

More information

FEATURES	Close to the town centre, Close to the shop, Quiet area, Unfurnished, Project documentation, Well-maintained yard, Large terrace
EQUIPMENT	Pool, Air conditioning, Floor heating, Garden shed
INFRASTRUCTURE	Waterworks, Cesspit, Electricity
PERMITS	Owner's certificate, Building permit, Occupancy permit in process
CONSTRUCTION YEAR	2025.
TOTAL FLOORS	One floor
RESIDENTIAL UNITS	1
ROOMS	6
BEDROOMS	4
BATHROOMS	4
ENERGY EFFICIENCY	U izradi.
TRANSPORTATION	Bus
DISTANCE FROM PUBLIC TRANSPORTATION	5 m
DISTANCE FROM SEA	9.0 km
DISTANCE FROM CENTER	New construction, Maintained
HEATING	Gas central heating, Air condition, Heat pump
SPACES	Dining room, Living room, Hall, Kitchen, Bathroom, Summer kitchen, Pantry, Parking, Bedroom, Storage space, Terrace, Toilet, Garden

View listing