

ISTRIA ADRIA

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Code :	12821
Location :	Labin
Building size :	150 m ²
Lot size :	1288 m ²
Garden size :	0.00 m ²
Number of floors :	1
Number of bedrooms :	4
Number of rooms :	6
Number of bathrooms :	2
Number of toilets :	1
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	Not specified
Year of construction :	2023

Price : 620.000 €

Labin, Villa in a peaceful setting with a swimming pool and private wellness

In the peaceful setting of Labin and near the tourist center of Rabac, surrounded by nature, is this spacious and fully equipped Villa that provides the ideal combination of privacy, comfort and modern amenities.

Thanks to its secluded location, yet close to the city and all necessary amenities, the property is perfect for family life, vacation or tourist rental.

The villa with a total area of

150 square meters is spread over two floors.

On the upper floor there is a modern kitchen connected to the dining and living room, two comfortable bedrooms and a bathroom.

Internal stairs lead to the lower floor where there are two more bedrooms and an additional bathroom, providing enough space for a larger family or guests.

A separate tavern with a kitchen, fireplace and bathroom, an ideal place for socializing throughout the year, gives this property special value.

The villa is equipped with central electric heating, air conditioning

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in every room, three-phase electricity, and 16.9 kW solar panels, which ensure energy efficiency and additional comfort.

On the spacious 1288 square meter plot, there is a swimming pool with a sundeck, a jacuzzi, a sauna, and a children's playground, creating a real private wellness and recreational corner for relaxation and enjoyment outdoors.

This villa represents an excellent opportunity for those seeking peace, privacy, and quality of life in the heart of Istria.