

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	15861
Location :	Raša
Building size :	203.45 m2
Lot size :	830 m2
Garden size :	0.00 m2
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	2
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2025

Price : 747.000 €

For sale is a modern, fully furnished and equipped villa with a private pool, located in a quiet and pleasant area of eastern Istria, near Labin and Rabac. The villa is just a few kilometers from the sea and offers an excellent combination of privacy, comfort, and proximity to attractive Istrian destinations.

The property is currently operating as a tourist rental and is successfully rented out, providing the future owner with the opportunity to continue an already established tourism business. At the same time, the villa is also ideal for private use throughout the year or for a combination of personal stays and tourist rentals.

The villa has a net area of 175.80 m², while the gross area is 203.45 m², and it is situated on a plot of land measuring 830 m². The interior is modern and functionally designed, providing ample space for a comfortable stay for a larger number of people.

It consists of a spacious living room connected to the kitchen and dining area, three bedrooms, two bathrooms, a storage room, and a technical room. The large and functionally organized spaces create a pleasant sense of openness.

A special value of this property is the spacious and fully landscaped yard that offers a high level of privacy. In the central part of the outdoor space, there is a private pool measuring 36 m², along with an organized area for sunbathing, relaxation, and socializing. The yard is designed with an emphasis on creating a pleasant Mediterranean ambiance.

The villa features a multi-split air conditioning system and a heat

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pump for the preparation of domestic hot water. The high-quality modern equipment, functional layout, and the fact that it is a very new property allow the future owner to use it without the need for additional investments.

The plot includes private parking, and the entire property is designed to provide its users with maximum comfort and privacy.

The villa is located in a quiet area near Labin, approximately 3 km from the sea and just a 10-15 minute drive from beautiful beaches. Labin is about 6 km away, while Rabac and its well-known tourist offerings are also in close proximity.

For more information and to schedule a viewing, please