

Villa

Labin, Istria



Ref	RE-U-16277-1
Type	Villa
Region	Istria > Rabac-Labin
Location	Labin
Front line	No
Sea view	No
Distance to sea	5000 m
Floorspace	500 sqm
Plot size	1928 sqm
No. of bedrooms	4
No. of bathrooms	4

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Price

€ 1 765 000

A luxurious and spacious modern villa just 5 km from the sea near Rabac (Labin) is now available for sale, nestled on a large 1928 m² plot in a quiet and green setting on the southeastern coast of Istria.

Located in an area where rolling green hills meet the Adriatic Sea, the region brings together the charm of nature and cultural heritage. Here lie the towns of Labin and Rabac—similar in size but distinct in character. Labin, perched on a hill 320 meters above sea level, is only five minutes from the white pebble beaches of Rabac. With a rich mining history and brief moment as an independent republic, Labin today blends old and new, history and creativity, tradition and tourism.

Just outside Labin, in a peaceful location surrounded by nature, this expansive luxury villa offers a refined lifestyle with an emphasis on modern design and comfort.

Built with premium materials, the interior features a carefully curated modern aesthetic, defined by muted tones that create an elegant, neutral ambiance, perfectly aligned with the villa's contemporary architecture.

The home stretches across 500 m² over two floors. On the ground floor, there's an open-concept living room, kitchen, and dining area with direct access to a covered terrace, ideal for indoor-outdoor living. This level also includes one bedroom with an en-suite bathroom, a wellness and fitness zone featuring a sauna, hydromassage tub, shower, and gym, as well as a utility room with laundry and storage space.

Upstairs, there are three additional bedrooms, each with a private bathroom and access to a terrace offering panoramic views of the surrounding landscape.

The villa is equipped with a climate control system for heating and cooling, and underfloor heating is installed on the ground floor for added comfort during cooler months.

The exterior of the villa is equally impressive. The beautifully landscaped yard includes an 80 m² heated swimming pool, a sunbathing deck, a fully equipped summer kitchen, and a children's playground, providing all the elements for family enjoyment or guest entertainment.

Thanks to its generous layout, luxurious amenities, and peaceful location, this villa is an ideal choice for those seeking a comfortable family residence or a high-end vacation rental investment on the Istrian coast.

The house is 90% furnished.

This price includes only the land of 1,928 m² on which the house is located, but it is possible to buy additional land at an additional cost.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Property advantages:

Swimming pool
Storage
Gym
Spa
Sauna
Floor heating
Modern

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Price per m²:
3.530 €

Average price/m² of this type
in this region:
3.229 €

Median price/m² of this type
in this region:
3.327 €

Average price/m² of this type
in Croatia:
4.552 €

Median price/m² of this type
in Croatia:
3.950 €

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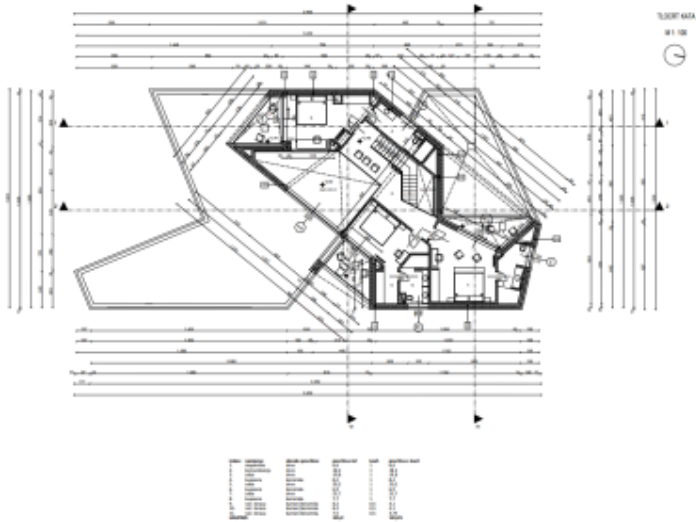
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