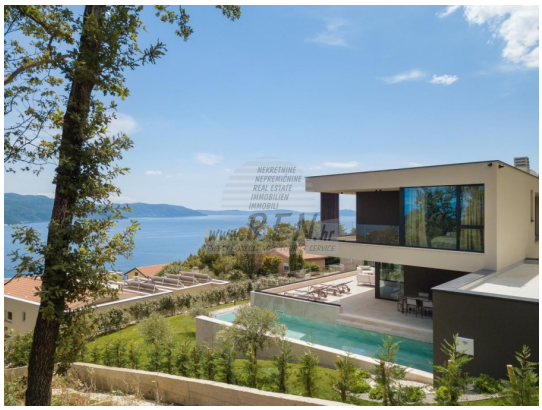
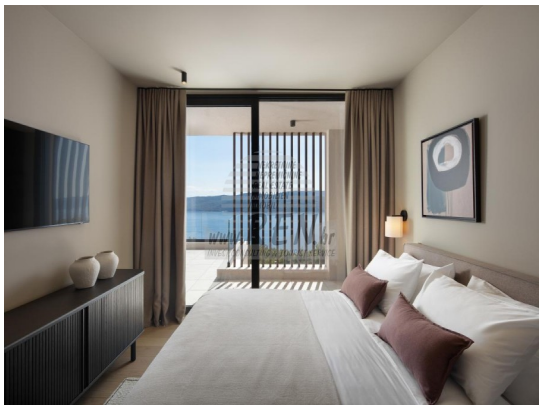
Luxus Immobilien

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Location :	Labin
Code :	00107
Building size :	245 m2
Lot size :	1280 m2
Distance from center :	1000 m
Distance from sea :	700 m
Seaview :	Yes
Parking :	Yes
Garage :	No
Basement :	No
Floor :	Ground floor
Number of floors :	2
Number of bedrooms :	4
Number of bathrooms :	3
Year of construction :	2025
A possibility to build an addition :	No
Energy efficiency :	Not specified

Price :	16.500.000 Kn
Price :	2.200.000 €

Nestled in a peaceful elevated position between Labin and Rabac, surrounded by unspoiled Mediterranean nature, this exceptional luxury villa offers breathtaking panoramic views of the Adriatic Sea, the Kvarner Bay, and the island of Cres. Combining contemporary architecture, premium finishes, and complete privacy, this property is designed for those seeking an extraordinary lifestyle.

The villa offers 245.95 m² of net living space arranged over two floors. The ground floor features a spacious open-plan living area with a designer kitchen and dining room, an elegant entrance hall, a guest toilet, and a private wellness

area. Floor-to-ceiling glass walls flood the interior with natural light while seamlessly connecting the indoor and outdoor living spaces.

The covered terrace opens onto a generous sun deck with an impressive 39.10 m² swimming pool, where spectacular sea views create the perfect setting for relaxation and entertaining.

The upper floor comprises four spacious bedrooms, each with its own en-suite bathroom and direct access to a large panoramic terrace overlooking the sea and islands. A laundry room and hallway complete this level.

The villa is offered fully furnished and tastefully equipped with high-end designer furniture and quality appliances. Underfloor heating powered by a heat pump, together with air conditioning throughout the property, ensures year-round comfort.

Set on a beautifully landscaped and fully fenced 1,281 m² plot, the property guarantees complete privacy. The grounds also feature Mediterranean gardens, covered parking for several vehicles, a technical room, and a dedicated pool equipment room.

The sea and beautiful beaches are only 700 metres away, while the centres of Labin and Rabac, excellent restaurants, cafés, promenades, and all essential amenities are just a few minutes' drive away.

Combining spectacular views, premium construction, and an exceptional location, this villa represents a rare opportunity on the Istrian property market, whether as a prestigious private residence or a high-end investment.