



PARENTIUM PREMIUM
Real Estate

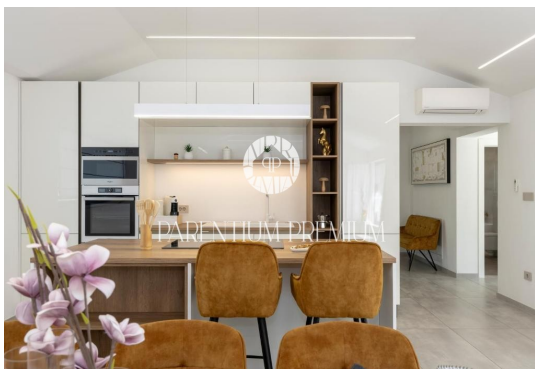
PARENTIUM PREMIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	02465
Location :	Labin
Building size :	167 m2
Lot size :	1000 m2
Distance from center :	3000 m
Distance from sea :	8500 m
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	2
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2025
Energy efficiency :	A+

Price : 695.000 €

In a quiet settlement near Labin, a modern single-story villa with a pool is for sale, located just 8 km from Rabac and the sea. The villa was built in 2025, has 167 m2 of living space, and is situated on a spacious plot of 1,000 m2, providing an excellent blend of contemporary design, privacy, and proximity to the sea.

The property is set in an authentic Istrian environment, away from the city hustle and tourist crowds. The tranquil micro-location offers a high degree of privacy, while Labin, Rabac, beautiful beaches, and all necessary amenities for daily life are easily accessible within a short distance.

The villa is entirely organized as a single-story house, with a functional layout emphasizing the connection between indoor and outdoor spaces. The central part of the house consists of a spacious open-space area that combines a modern kitchen, dining room, and living room. Large glass surfaces provide plenty of natural light and allow direct access to the covered terrace and the yard with a private pool.

The house features three bedrooms and two modernly designed bathrooms, while additional practicality is offered by a separate laundry room, pantry, and technical room. A special value of the property is the spacious plot of 1,000 m2 with a private pool and ample space for relaxation, sunbathing, and outdoor gatherings. The modern architecture of the villa is harmoniously integrated into the natural Istrian environment, and quality construction and modern equipment provide a pleasant stay throughout the year.

Main features

- modern villa built in 2025
- single-story
- living area of 167 m2



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- land area of 1,000 m²
- 3 bedrooms
- 2 bathrooms
- private pool
- covered terrace
- spacious open-space living area
- laundry room
- pantry
- technical room
- fully furnished and equipped
- quality new construction
- peaceful location and privacy
- only 8 km from Rabac and the sea

Thanks to the large plot, pool, modern construction, and proximity to Rabac and the sea, this villa represents an excellent choice for buyers seeking a quality property for year-round living or vacationing in Istria. The attractive location near Labin and Rabac also offers good potential for tourist rental.