



<b>Code :</b>	01896
<b>City :</b>	Labin, Rabac
<b>Building size :</b>	201 m2
<b>Lot size :</b>	650 m2
<b>Number of rooms :</b>	4
<b>Seaview :</b>	Yes
<b>Year of construction :</b>	2024
<b>Floor :</b>	n/a
<b>Number of bathrooms :</b>	4
<b>Swimming pool :</b>	Yes
<b>Number of floors :</b>	2
<b>Parking :</b>	Yes
<b>Distance from center :</b>	3000 m
<b>Garage :</b>	No
<b>Distance from sea :</b>	600 m
<b>Energy efficiency :</b>	A+

**Price :** on request €

This exceptional villa with a pool is being built in a small picturesque town in eastern Istria. In addition to its special design and quality, you will be delighted by the unobstructed view of the sea from every room.

The house has a gross area of

201.2 m2 and is spread over two floors. On the first floor, there will be a kitchen with a dining room and an open space concept living room, one bedroom with its own bathroom and a guest bathroom. From the living room, through glass walls that are as high as the ceiling, you can access the sun deck with the pool. Upstairs are two more bedrooms, each with its own bathroom (one of which has a bathtub as well as a shower) and a gym (which can easily be converted into another bedroom). The plot on which the house is located has an area of

650 m2 and the central place is occupied by a pool with mosaic tiles and LED lighting, gross area of

40 m2. The sun deck around the pool is spacious and offers a relaxing view

of the sea. The yard will be fully landscaped, irrigated and greened with Mediterranean plants. The house will also have 2 parking spaces.

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