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Code :	01973
City :	Labin, Rabac
Building size :	176 m2
Lot size :	2642 m2
Number of rooms :	5
Seaview :	No
Year of construction :	2025
Floor :	n/a
Number of bathrooms :	4
Swimming pool :	Yes
Number of floors :	2
Parking :	Yes
Distance from center :	4000 m
Garage :	No
Distance from sea :	8000 m
Energy efficiency :	Not specified

Price :	920.000 €

This beautiful modern villa with a swimming pool is located in eastern Istria, in a quiet and picturesque location, not far from Labin and only 8 km from the sea and beautiful pebble beaches in the famous tourist resort of Rabac.

The villa has an area of

176 m2 and extends over the ground floor and first floor. On the ground floor there is a kitchen with an open space concept dining and living room, with access to two covered terraces. Next to the kitchen there is an internal storage room, while a small hallway leads to the toilet and a room intended for a sauna or fitness, with direct access to the outdoor terrace.
On the first floor there are 4 spacious bedrooms, oriented to the northwest. Each room has its own bathroom and the master bedroom has access to a spacious terrace overlooking nature.
The villa will be equipped with an air conditioning inverter system for temperature regulation, underfloor heating with a fan coil system, while a 5.46 kWp solar power plant will be installed on the roof, which will ensure energy efficiency and reduce consumption costs. The villa is being sold unfurnished, the...