

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	11164
<b>Location :</b>	Kršan
<b>Building size :</b>	206 m2
<b>Lot size :</b>	4260 m2
<b>Garden size :</b>	0.00 m2
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	6
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<b>Air conditioning :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Energy efficiency :</b>	a
<b>Year of construction :</b>	2013

**Price :** 700.000 €

Labin, surroundings, modern Villa surrounded by nature

This beautiful Villa is located in a small, quiet place surrounded only by nature.

It is located on a large private property of 4260 square meters.

The Villa is built as a single-storey house with a total area of

206 square meters.

It consists of four bedrooms, four bathrooms, an open-concept living room connected to the dining area and a fully equipped kitchen.

The interior of this Villa consists of a combination of modern design and top-quality furniture with carefully selected details that create a warm atmosphere that extends throughout the ground floor.

In the landscaped courtyard there is a swimming pool with a sunbathing area, a garden with a variety of Mediterranean plants, and a children's playground.

The Villa is located near Labin and the tourist center of Rabac, a place with the most beautiful beaches in Istria and crystal clear sea.

The property has a well-established tourist rental business, so the future owner can just take over and continue renting.

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For legal entities, the price is €700,000, while for individuals the price is formed with a partial amount of VAT.