

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	11250
Location :	Labin
Building size :	132 m2
Lot size :	1000 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Number of toilets :	1
Garage :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	Not specified

Price : 1.400.000 €

Labin, modern villa with swimming pool near the city center

In the eastern part of Istria, just three kilometers from the sea, lies the medieval town of Labin, a town rich in history and cultural heritage, today a city of galleries and artists.

This modern villa is located not far from the city center.

With a total area of

132 square meters, it extends over two floors.

On the ground floor there is a kitchen with a dining area, a large living room, one bedroom, a bathroom, a toilet and a winter garden - a room for relaxing in the winter months where large glass walls let in plenty of natural light, which contributes to the feeling of warmth.

On the first floor there are three more bedrooms and three bathrooms.

The villa is fully furnished and equipped, each room has air conditioning, and underfloor heating with pellets and wood.

In the fully fenced yard there is a heated swimming pool measuring 4x8 m, a summer kitchen, a sauna, a greenhouse (for growing fruits and vegetables), a garage, a sheet metal room for tools, and a wooden house.



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There are solar panels on the roof with a battery capacity of 5 kW, and the Villa has an approved electrical power of 19 kW.

This Villa is high-quality and energy-efficient on a plot of 1000 square meters.

The Villa is located near Rabac, a famous tourist center, a place with the most beautiful beaches in Istria and crystal clear sea, and is ideal for tourism.