

## ISTRIA ADRIA

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<b>Code :</b>	11380
<b>Location :</b>	Labin
<b>Building size :</b>	130 m <sup>2</sup>
<b>Lot size :</b>	370 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	2
<b>Air conditioning :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2022

**Price :** 475.000 €

Labin, Villa with pool near the center

Near the center of Labin and the tourist center of Rabac is this new modern Villa.

With a total area of

130 square meters, it consists of a ground floor and an upper floor, located on a landscaped plot of 370 square meters.

On the ground floor there is a bathroom, a modern living room with lots of natural light, a fully equipped kitchen and a dining room with direct access to the beautifully landscaped garden and a heated pool ideal for relaxation throughout the year.

On the first floor there are three comfortable bedrooms, a modern bathroom, and a terrace.

Air conditioning is used for heating and cooling, and the bathrooms are also equipped with underfloor heating, which provides an additional level of comfort.

It is fully furnished and equipped.

This Villa is the perfect combination of modern design, comfort and functionality - it is excellent as an investment for tourist rental or for a quiet family life in an excellent location.