ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071









Code :	11835
Location :	Labin
Building size :	112 m2
Lot size :	3712 m2
Garden size :	0.00 m2
Number of floors :	1
Number of bedrooms :	2
Number of rooms :	5
Number of bathrooms :	2
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	Not specified
Year of construction :	2024

Price : 655.000 €

Labin, surroundings, modern Villa with swimming pool and private wellness

This modernly designed Villa is located in a quiet, smaller settlement near Labin, surrounded by greenery and untouched nature, making it an ideal place for relaxation, a pleasant family life or an investment in a tourist rental.

The combination of modern architecture, functional layout and luxurious amenities provides complete comfort and privacy.

The total living area is 112 square meters, and the space is organized on two floors.

On the ground floor there is a bright and spacious living room, connected to the kitchen and dining area in an open concept, which creates a feeling of airiness and connection of the space.

On the same floor there is a bathroom and a technical room, which further contributes to the practicality of everyday life.

Upstairs there are two bedrooms.

The master bedroom has its own bathroom with a sauna, while the terrace has a jacuzzi, creating an intimate private wellness.

An additional terrace offers a beautiful, open view of nature and is the perfect choice for morning coffee or evening relaxation.

The outdoor space is as impressive as the indoor one.

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The landscaped garden with Mediterranean plants blends harmoniously into the natural environment.

There is a covered terrace with a summer kitchen, ideal for outdoor gatherings, as well as a swimming pool with a sunbathing area that provides a complete vacation experience in your own home.

This Villa represents the perfect combination of modern design, comfort and natural surroundings, and is an excellent opportunity for all those looking for a peaceful quality of life in the heart of Istria.

The additional value of this property is the possibility of purchasing the adjacent land of 972 square meters, for which a final building permit has already been issued for the construction of the same Villa.

This option provides an excellent opportunity for expansion, construction of an additional Villa for guests or tourist rental, which significantly increases the investment potential.