

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



<b>Code :</b>	12445
<b>Location :</b>	Labin
<b>Building size :</b>	143 m <sup>2</sup>
<b>Lot size :</b>	1073 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	5000 m
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2025

**Price :** 480.000 €

For sale is a modern single-story house with a living area of 143 m<sup>2</sup>, located in an exceptionally quiet area, yet within walking distance to the old town of Labin.

The interior of the house is designed with an emphasis on comfort and functionality. The central part features an open living space that connects the kitchen, dining area, and living room. Additionally, the property includes a master bedroom with its own walk-in closet, two more bedrooms, two bathrooms, and a practical utility room.

Quality and energy efficiency were prioritized in the furnishing – the house is equipped with underfloor heating via a heat pump, high-quality thermal insulation, and two air conditioning units. The house has an A+ energy certificate.

The yard, covering 1073 m<sup>2</sup>, provides ample space for landscaping a garden, a pool, or additional amenities according to personal preferences.

This property is ideal for a peaceful family life or as an investment for tourist rentals.

The distance to the center is only 1 km, while the nearest beaches are less than 5 km away.

For more information, please