ISTRIA ADRIA
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Code :	14188
Location :	Labin
Building size :	283 m2
Lot size :	2000 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	4
Number of bathrooms :	4
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2025

Price : 772.000 €

We are selling detached villas with swimming pools in a new residential project.

The project comprises 5 luxury villas, each featuring a ground floor and an upper floor.

The ground floor offers a modern open-plan concept combining the kitchen, dining area, and living room, providing harmony and functionality. It also includes storage spaces (indoor and outdoor), a room designated for a sauna/fitness area, and access to a covered terrace with a summer kitchen and a heated swimming pool with a massage section, totaling 48 m².
The upper floor features a hallway, 4 bedrooms, each with an en-suite bathroom and access to a terrace.
The villas are designed with an inverter air-conditioning system for temperature regulation, underfloor heating with a fan coil system for added comfort, and solar power systems to reduce energy consumption.

The villas are currently in an early construction phase, allowing for flexibility in choosing finishing materials.

The location is close to essential amenities such as shops, schools, post office, health center, sports facilities, and restaurants, making it an excellent choice for tourist rentals, ensuring a faster return on investment.

Total plot area: 2710 m²
Landscaped yard: 910 m², including 785 m² of green space and 125 m² of paved terrace area
Parking area: 128 m²

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Completion date: June 2025