

ISTRIA ADRIA
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Code :	14638
Location :	Kaštelir-Labinci
Building size :	99.60 m2
Garden size :	0.00 m2
Number of bedrooms :	5
Number of rooms :	5
Energy efficiency :	Not specified

Price :	1.250.000 €
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Contemporary Villa with Luxurious Amenities

This stunning villa combines modern architecture with luxurious amenities, offering a perfect blend of comfort and style. Spanning three levels, the property features a spacious and open-plan layout, designed to maximize both natural light and the surrounding views.

Ground Floor:

The ground floor has an expansive entrance leading to a generous dining and living area (48.89 m²), perfect for family gatherings and entertaining guests. Adjacent to the living area is a modern, fully equipped kitchen (6.90 m²). This level also includes a comfortable bedroom, a full bathroom, and a convenient guest WC. The large outdoor terrace, summer kitchen, and a stylish pergola (20.30 m²) seamlessly extend the living space outdoors, ideal for enjoying the villa's beautiful garden and pool area.

First Floor:

The first floor offers a well-thought-out layout with four spacious bedrooms, each with access to natural light and views. The master bedroom (15.90 m²) includes a private en-suite bathroom (4.80 m²). Two additional bathrooms serve the other bedrooms. This floor also features a large terrace (16.80 m²), perfect for relaxation and enjoying panoramic views.

Rooftop:

The villa's rooftop features a beautifully designed rooftop terrace (27.90 m²), complete with a pergola (23.90 m²), providing an exclusive space for outdoor dining, sunbathing, or unwinding with breathtaking views.

Basement:

The basement level offers various functional spaces, including a gym (26.50 m²), sauna (14.30 m²), and a large garage (47.90 m²). There is also a technical room (11.60 m²) and additional storage space.



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Outdoor Area:

The villa is set within a well-manicured garden with a private swimming pool (41.20 m²) and a Jacuzzi (5.80 m²). The outdoor space is thoughtfully designed to provide a resort-like experience, with plenty of room for relaxation and outdoor activities.

Total Space:

The villa offers 323.50 m² of indoor living space and 132.60 m² of outdoor space, making it a perfect choice for families or individuals seeking a modern, luxurious lifestyle in a serene setting.

For more info, please