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Code :	15008
Location :	Labin
Building size :	283 m2
Lot size :	2642 m2
Garden size :	0.00 m2
Distance from center :	5000 m
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 pools in a new residential project near Labin.

The project consists of 5 luxury villas, each comprising a ground floor and an upper floor.

The ground floor includes a modern living area with an open-concept kitchen, dining room, and living room, ensuring harmony and functionality. The ground floor also features an indoor storage room, a room for a sauna/fitness, and access to two covered terraces. Adjacent to the villas is an outdoor terrace with a covered outdoor kitchen. The terrace is paved with prefabricated concrete tiles. The outdoor pool measures 9 x 5.3 m and includes a shallow children’s section and a deeper area, with an outdoor shower nearby. A 12 m² auxiliary building serves as outdoor storage.

The upper floor features a hallway and 4 bedrooms, each with its own bathroom.
The bedrooms are oriented northwest.
One bedroom has access to a rooftop terrace of 17 m².

The internal net area of House E is 176 m².

The villas are designed with inverter air conditioning systems for temperature control, underfloor heating with a fan coil system for additional comfort, and photovoltaic solar panels with a total capacity of 5.46 kWp on the roof to reduce energy consumption.

The villas are in an early stage of construction, allowing flexibility

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in choosing finishing materials.

The proximity to essential amenities such as shops, schools, a post office, a health center, sports facilities, and restaurants makes this location an excellent choice, especially if you plan to engage in tourist rentals, enabling a quicker return on investment.

House E

Total plot area: 2,642 m²
Landscaped garden: 825 m², of which 703 m² is green space, and 122 m² is paved terrace area
Parking: 138 m² (3 parking spaces)

Completion date: June 2025