

**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>                 | 15152         |
| <b>Location :</b>             | Labin         |
| <b>Building size :</b>        | 150 m2        |
| <b>Lot size :</b>             | 700 m2        |
| <b>Garden size :</b>          | 0.00 m2       |
| <b>Distance from center :</b> | 5000 m        |
| <b>Distance from sea :</b>    | 9000 m        |
| <b>Number of floors :</b>     | 1             |
| <b>Number of bedrooms :</b>   | 3             |
| <b>Number of rooms :</b>      | 3             |
| <b>Number of bathrooms :</b>  | 3             |
| <b>Parking :</b>              | Yes           |
| <b>Air conditioning :</b>     | Yes           |
| <b>Energy efficiency :</b>    | Not specified |
| <b>Year of construction :</b> | 2026          |

**Price : 520.000 €**

#### NEW BUILDING – Luxury Villas with Heated Pool near Labin

In a peaceful and green environment not far from Labin, four modernly designed villas are for sale, offering the perfect blend of comfort, privacy, and contemporary design. Each villa spans 150 m<sup>2</sup> of living space and is situated on a plot of approximately 700 m<sup>2</sup>, providing ample room for a pleasant lifestyle and year-round living.

The interior is designed with an open-concept layout, featuring a spacious living room, dining area, and kitchen that naturally connect to the outdoor terrace and garden. The villa includes three bedrooms and three modernly furnished bathrooms, with additional comfort provided by underfloor heating installed throughout the house.

Particular emphasis is placed on the outdoor space, which features an overflow heated pool of 40 m<sup>2</sup>, ideal for relaxation and enjoyment throughout the year. Modern architecture, high-quality materials, and a carefully landscaped garden create an elegant and functional home that will satisfy even the most discerning buyers.

Thanks to its attractive location near Labin, this property represents an excellent opportunity for both family living and investment in tourist rentals with high return potential.

For more information, please