

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	15655
Location :	Labin
Building size :	218 m2
Lot size :	600 m2
Garden size :	0.00 m2
Number of floors :	1
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Number of toilets :	1
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price : 780.000 €

This beautiful house (new construction) is for sale, surrounded by greenery in a quiet village, Labin area.

The house has a living area of 218 m², modernly decorated and fully equipped.

It is spread over two floors:

- on the ground floor: entrance hall, open space kitchen, dining room and living room and large glass walls that lead to a spacious covered terrace with a summer kitchen and an extended living room

In addition, there is a 40m² swimming pool and a sunbathing area, a perfect space for enjoying and socializing.

On the ground floor there is also a bedroom with a bathroom and a toilet and a utility room.

- on the first floor there are three spacious bedrooms, each with its own bathroom and a terrace with a beautiful panoramic view.

The house is sunny with glass walls, and equipped with mosquito nets and roller shutters.

It is fully equipped - including all furniture and equipment, both in the interior and in the exterior areas.

Air conditioning in every room, underfloor heating in the bathrooms, a built-in ventilation system with exhaust and a chimney that allows heating with a fireplace or stove, as well as preparation for heating the pool.

The walls are additionally insulated with a layer of glass wool for better sound insulation.

The yard is completely fenced with several parking spaces.

The house is located on a landscaped plot of 600 m².

Only 5 minutes from the shop and kindergarten.

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Approximately 15 minutes drive from the sea and beaches in Rabac.

High quality construction, quiet location, proximity to amenities make this property an ideal investment for both family life and tourism.

An established tourist rental business that the buyer can take over in its entirety.