ISTRIA ADRIA
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Code :	15916
Location :	Labin
Building size :	283 m2
Lot size :	2000 m2
Garden size :	0.00 m2
Number of floors :	1
Number of bedrooms :	4
Number of rooms :	6
Number of bathrooms :	4
Number of toilets :	1
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price : 985.000 €

Labin area, beautiful luxury villa with a heated pool

For sale is an exclusive, fully furnished, and equipped villa situated in a peaceful location near Labin.

This property represents a perfect blend of modern design, superior comfort, and high energy efficiency, making it ideal for family living or as a tourism rental investment.

The villa offers 283 square meters of living space elegantly distributed across two floors and sits on a spacious plot of approximately 2,000 square meters, ensuring complete privacy and tranquility.

Ground floor: The heart of the villa is a modern open-plan area combining a spacious kitchen, dining room, and a living room bathed in natural light.

The ground floor also features practical indoor and outdoor storage spaces, an additional wellness room with a sauna, and a toilet.

The living area opens onto a large covered terrace with a summer kitchen, perfect for outdoor socializing.

Upper floor: An internal staircase leads to the upper floor, which houses four comfortable, modernly decorated bedrooms.

Each bedroom has its own en-suite bathroom.

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The outdoor area is dominated by a 48-square-meter heated pool with an integrated hydromassage section, surrounded by a landscaped sun deck.

The spacious grounds offer plenty of green space, private parking, and play areas, with the entire property featuring meticulously landscaped gardens. The property is built and equipped to the highest standards, with a special emphasis on sustainability and lower utility costs.

*Underfloor heating via a fan-coil system

*High-end inverter air conditioning units in all rooms

*Private rooftop solar power plant ensuring a high level of energy independence

The villa is being sold fully furnished and equipped, ready for immediate occupancy or for taking over an established tourism business.