

ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071



Code :	15979
Location :	Labin
Building size :	125 m2
Lot size :	585 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 : 915.000 €

Welcome to a luxurious villa offering a unique blend of elegance, practicality, and comfort in a perfect location. This exclusive property spans two floors, meticulously designed for an exceptional lifestyle.

The ground floor features a spacious open-space concept combining a modern kitchen, an elegant dining area, and a comfortable living room—perfect for family gatherings or entertaining friends. Additionally, the ground floor includes indoor and outdoor storage spaces, a dedicated fitness or sauna room, and access to a stunning covered terrace equipped with a summer kitchen. The outdoor area is complemented by a heated swimming pool of 48 m² with a relaxing massage section.

The upper floor hosts a private sleeping area with four luxurious bedrooms, each featuring its own bathroom and terrace access, ensuring complete privacy and tranquility.

The villa's garden area totals 585 m², with 460 m² dedicated to lush greenery, 125m² to beautifully arranged outdoor terraces, and an ample parking area of 79 m² for your convenience and that of your guests.

Maximum comfort and energy efficiency are ensured through inverter air-conditioning systems, underfloor heating with fan coil technology, and a solar power plant.

As the villa is currently in the early construction phase, you have the opportunity to participate in selecting finishing materials according to your personal preferences.

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071

Close proximity to shops, schools, post offices, healthcare facilities, sports amenities, and restaurants makes this villa ideal for quality living or tourism rental, guaranteeing a rapid return on investment.

Seize this opportunity to create your dream home or a profitable investment in an extraordinary location!