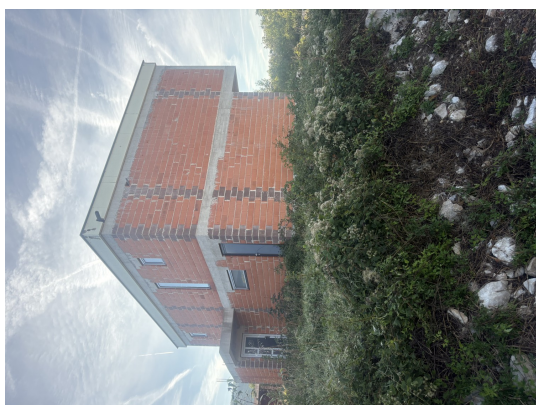


ISTRIA ADRIA
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Code :	16222
Location :	Labin
Building size :	174 m2
Lot size :	1000 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	5
Number of bathrooms :	3
Number of toilets :	1
Energy efficiency :	Not specified

Price : 285.000 €

Labin area, modern house in a "roh-bau" (unfinished/shell) stage

For sale is a spacious, modernly designed house in a "roh-bau" (shell) stage, situated in a quiet location near Labin.

This property offers a perfect opportunity for buyers looking to complete and personalize a home according to their own preferences and taste—whether for family living or as an investment for tourist rentals.

The house spans two floors with a total area of

174 square meters and features a highly functional layout.

Ground floor (living area): Designed as an open, light-filled space for socializing.

It comprises an entrance hall, a spacious living room, and a kitchen and dining area with access to a large covered terrace—ideal for relaxation.

The ground floor also includes a practical storage room, a utility room, and a guest toilet.

Upper floor (sleeping area): Designed for complete privacy.

There are three bedrooms, each with its own en-suite bathroom, ensuring a high standard of living or the potential for a high-category tourist rental.

The bedrooms open onto a covered terrace offering views of the surrounding nature.

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The house is set on a 1,000-square-meter plot, providing exceptional privacy and numerous possibilities for outdoor landscaping.

The spacious yard offers more than enough room for the construction of a large swimming pool, a sunbathing area, a summer kitchen, and other amenities for maximum outdoor enjoyment. The property is located in a quiet location that offers an ideal balance between privacy and proximity to all amenities.

The owner of the property is a legal entity.