

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	01721
Location :	Labin
Building size :	200 m2
Lot size :	600 m2
Garden size :	0.00 m2
Distance from center :	5000 m
Distance from sea :	2000 m
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
Seaview :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of adaptation :	2023

Price : 1.250.000 €



This beautiful luxury villa is located on a plot of 660 m2 in a small town near Labin. It is surrounded by greenery that stretches all the way to the sea. The villa has an area of

200m2 of living space and is fully equipped with designer furniture with an emphasis on details and luxury. It is located in an ideal position with a beautiful unobstructed view of the sea, Kvarner, the islands of Cres and Lošinj and Rijeka.

On the ground floor there is a modern kitchen with a dining room, a large living room, 2 storage rooms, a laundry room and a guest toilet. Large glass walls extend along the facade, creating an even better experience of connection with nature. Exiting the villa leads you to a paved terrace with a sunbathing area and an infinity pool. A summer kitchen and a space for dining and socializing are also under construction.

An internal staircase leads to the first floor where there are 3 bedrooms, each with its own bathroom and access to a spacious terrace with an enchanting view.

The villa is sold fully furnished.

Every room offers an enchanting view that will surely take your breath away.

Considering the location, proximity to the sea and all the necessary facilities (shop, restaurants, beach), this villa offers an ideal opportunity for investment for tourism, which would bring the future buyer a return on the invested funds.

