

ISTRIA ADRIA

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Code :	05304
Location :	Labin
Building size :	283 m ²
Garden size :	0.00 m ²
Distance from center :	5000 m
Distance from sea :	9000 m
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	4
Number of bathrooms :	4
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2025

Price : 772.000 €

We are selling detached villas with a swimming pool in a new residential project near Labin.

The project consists of 5 luxurious villas, each comprising a ground floor and an upper floor.

The ground floor features a modern living area with an open-space concept including a kitchen, dining area, and living room, enhancing harmony and functionality. The ground floor also includes storage rooms (indoor and outdoor), a sauna/fitness room, and access to two covered terraces. The outdoor space, in addition to the covered terraces and storage in the auxiliary building, includes a pool with a total water area of 48 m², divided into a shallow children's section and a deeper section.

The upper floor consists of a hallway and 4 bedrooms, each with an en-suite bathroom.

The bedrooms are oriented to the northwest, and one of them has access to a rooftop terrace of 17 m².

The internal net area of House D is 176 m².

The villas are designed with inverter air conditioning systems for temperature control, underfloor heating with a fan-coil system for added comfort, and the added benefit of solar panel installations to reduce energy consumption.

The villas are currently in the early stages of construction, offering the opportunity to choose final materials in agreement.

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The proximity to all necessary amenities, such as shops, schools, a post office, health center, sports facilities, and restaurants, makes this location an excellent choice for those interested in tourist rentals, allowing for a faster return on investment.

House D

Total plot area: 2,365 m²

Landscaped garden: 590 m², of which 460 m² are green areas and 130 m² are paved outdoor terraces

Parking: 74 m² (two parking spaces)

Completion date: June 2025

For more information, please