

## ISTRIA ADRIA

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<b>Code :</b>	07678
<b>Location :</b>	Labin
<b>Building size :</b>	200 m <sup>2</sup>
<b>Lot size :</b>	600 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from center :</b>	8000 m
<b>Distance from sea :</b>	1000 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	4
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2023

Price : 1.250.000 €

We are selling a villa with a sea view!

The villa is located in a small village not far from Labin, it was built in 2023 and is equipped with designer furniture and equipment.

The ground floor of the villa consists of a large "open space" area, in which there is a kitchen with a pantry, a dining room, a living room, and another pantry and toilet.

There is a view of the sea from every corner.

From the dining room and the living room there is a garden where there is an overflow pool, a sun deck, and a summer kitchen, and a space for socializing will also be built.

On the first floor of the house, which can be accessed by internal and external stairs, there are three bedrooms, each with a bathroom and a large shared terrace with a wonderful view of the sea, islands, and Rijeka.

The house has underfloor heating and a central cooling system using heat pumps.

For sale fully equipped and ready to move in!

We are available for more information: