

## ISTRIA ADRIA

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|                             |                      |
|-----------------------------|----------------------|
| <b>Code :</b>               | 08134                |
| <b>Location :</b>           | Kaštelir-Labinci     |
| <b>Building size :</b>      | 99.60 m <sup>2</sup> |
| <b>Garden size :</b>        | 0.00 m <sup>2</sup>  |
| <b>Number of bedrooms :</b> | 5                    |
| <b>Number of rooms :</b>    | 5                    |
| <b>Energy efficiency :</b>  | Not specified        |

**Price :** 1.250.000 €

### Contemporary Villa with Luxurious Amenities

This stunning villa combines modern architecture with luxurious amenities, offering a perfect blend of comfort and style. Spanning three levels, the property features a spacious and open-plan layout, designed to maximize both natural light and the surrounding views.

#### Ground Floor:

The ground floor has an expansive entrance leading to a generous dining and living area (48.89 m<sup>2</sup>), perfect for family gatherings and entertaining guests. Adjacent to the living area is a modern, fully equipped kitchen (6.90 m<sup>2</sup>). This level also includes a comfortable bedroom, a full bathroom, and a convenient guest WC. The large outdoor terrace, summer kitchen, and a stylish pergola (20.30 m<sup>2</sup>) seamlessly extend the living space outdoors, ideal for enjoying the villa's beautiful garden and pool area.

#### First Floor:

The first floor offers a well-thought-out layout with four spacious bedrooms, each with access to natural light and views. The master bedroom (15.90 m<sup>2</sup>) includes a private en-suite bathroom (4.80 m<sup>2</sup>). Two additional bathrooms serve the other bedrooms. This floor also features a large terrace (16.80 m<sup>2</sup>), perfect for relaxation and enjoying panoramic views.

#### Rooftop:

The villa's rooftop features a beautifully designed rooftop terrace (27.90 m<sup>2</sup>), complete with a pergola (23.90 m<sup>2</sup>), providing an exclusive space for outdoor dining, sunbathing, or unwinding with breathtaking views.

#### Basement:

The basement level offers various functional spaces, including a gym (26.50 m<sup>2</sup>), sauna (14.30 m<sup>2</sup>), and a large garage (47.90 m<sup>2</sup>). There is also a technical room (11.60 m<sup>2</sup>) and additional storage space.



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**Outdoor Area:**

The villa is set within a well-manicured garden with a private swimming pool (41.20 m<sup>2</sup>) and a Jacuzzi (5.80 m<sup>2</sup>). The outdoor space is thoughtfully designed to provide a resort-like experience, with plenty of room for relaxation and outdoor activities.

**Total Space:**

The villa offers 323.50 m<sup>2</sup> of indoor living space and 132.60 m<sup>2</sup> of outdoor space, making it a perfect choice for families or individuals seeking a modern, luxurious lifestyle in a serene setting.

For more info, please