

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	08296
<b>Location :</b>	Labin
<b>Building size :</b>	176.15 m2
<b>Lot size :</b>	792 m2
<b>Garden size :</b>	0.00 m2
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+

Price : 550.000 €

New in the offer, a villa in a modern complex with a pool!

A wonderful complex of three luxury houses with a swimming pool, located in one of the most desirable areas of Labin. Each of these three houses has a large fenced plot for access and parking, a common children's playground and numerous other facilities that make staying in this complex an unforgettable experience.

House for sale, 176.15m2 net. It consists of a spacious living room with kitchen and dining room, 3 bedrooms, 2 bathrooms and a terrace.

Cooling and heating are solved by means of inverter air conditioners in each room. The buildings have underfloor heating via a heat pump. The complete floors are ceramic. The front carpentry consists of aluminum sliding walls and aluminum entrance doors of top performance of the CORTIZO brand, and the rooms and bathrooms have PVC Kömmerling with triple glazing. The buildings are energy class A+. all materials used in construction are of high quality. The pools are made of ceramic as well as the beaches.

The pool is equipped with high-end equipment and ceramics.

The complex is separated from the view, and has a main entrance with access control by table recognition or remote control. It also has 600 m2 of common private road, about 290 m2 of children's playground and additional parking for guests.

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For more information, please