

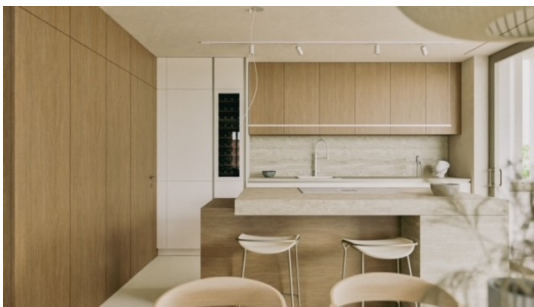
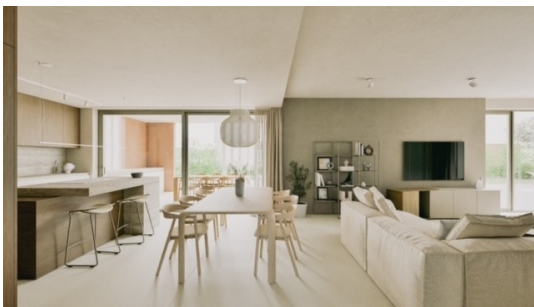
## ISTRIA ADRIA

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<b>Code :</b>	08610
<b>Location :</b>	Labin
<b>Building size :</b>	283 m <sup>2</sup>
<b>Lot size :</b>	2386 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	2000 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2025

**Price :** 772.000 €

We are selling standalone villas with a pool in a new residential project.

The project consists of 5 luxurious villas. Each villa has a ground floor and an upper floor.

The ground floor features a modern living area with an open space concept for the kitchen, dining room, and living room, which contributes to harmony and functionality. The ground floor also includes a storage room (both indoor and outdoor), a sauna/fitness room, and a transition to a covered terrace with a summer kitchen and a heated pool extending from it, including a massage area, with a total area of 48 m<sup>2</sup>. The upper floor consists of a hallway, 4 bedrooms with attached bathrooms and access to a terrace. The internal net area of House C is 176 m<sup>2</sup>.

The installation of an inverter air conditioning system for temperature regulation is planned, as well as underfloor heating with a fan coil system for added comfort, and another advantage is the installation of solar power systems to reduce energy consumption.

The villas are in the early stages of construction, which allows for flexibility in selecting finishing materials.

The proximity to all necessary amenities such as shops, schools, post offices, health centers, sports facilities, and restaurants makes this location an excellent choice if you are interested in tourist rentals, enabling a quicker return on invested funds.

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House C

Total plot area: 2386 m<sup>2</sup>

Well-maintained garden area: 585 m<sup>2</sup>, of which 460 m<sup>2</sup> is green space and 125 m<sup>2</sup> is paved outdoor terrace area.

Parking: 79 m<sup>2</sup>

The completion deadline for construction is the end of 2025.

For additional information, please