

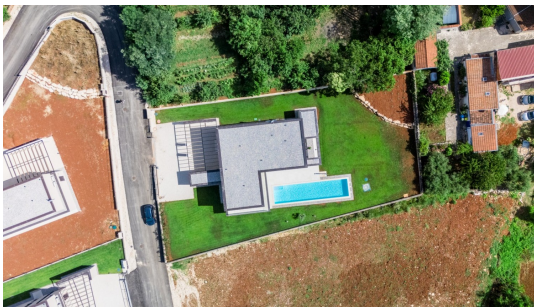
## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



<b>Code :</b>	08660
<b>Location :</b>	Kaštelir-Labinci
<b>Building size :</b>	303 m2
<b>Lot size :</b>	1000 m2
<b>Garden size :</b>	0.00 m2
<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>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2023

**Price :** 1.550.000 €

We are selling this stunning luxury family home in the peaceful village of Labinci, located just a short distance from the beautiful town of Poreč. This modern home is situated on a large plot of land and provides an exceptional living experience.

### Property Details:

Size: 351.20 m<sup>2</sup> (net 303.34 m<sup>2</sup>)

Location: Labinci, Near Poreč

Bedrooms: 4

Bathrooms: 4 en-suite

Pool: 49 m<sup>2</sup> (gross 58.11 m<sup>2</sup>)

Parking: 4 parking spaces

The house is spread across two floors and includes:

**Ground Floor:** A welcoming hallway, fully equipped kitchen and dining area, spacious living room, sauna, storage room, guest toilet, utility room, wine cellar, technical room, and a covered terrace ideal for relaxing or entertaining.

**First Floor:** A hallway leading to 4 luxurious bedrooms, each with its own en-suite bathroom. Three bedrooms have direct access to a large terrace, offering a wonderful view.

The exterior features a large private garden, a 49 m<sup>2</sup> pool perfect for enjoying sunny days, and four parking spaces.

### Additional Features:

Located in a peaceful area, just a short drive from the vibrant Poreč.

Beautifully designed for modern family living with luxury

**ISTRIA ADRIA**

**Pot za Brdom 102, 1000 Ljubljana**

**e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)**

**web: [istria-adria.com](http://istria-adria.com)**

**info: +386 59 200 071**

finishes.

Ideal for those looking for a tranquil retreat with all modern amenities.

For more information or to schedule a viewing, please