

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	08830
Location :	Labin
Building size :	176 m ²
Lot size :	792 m ²
Garden size :	0.00 m ²
Number of bedrooms :	5
Number of rooms :	7
Number of bathrooms :	3
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	A
Year of construction :	2024

Price : 550.000 €

ISTRIA, LABIN - TWO APARTMENTS, ONE VILLA, COUNTLESS POSSIBILITIES

NEWLY BUILT VILLA WITH POOL IN A PRIVATE COMPLEX

Located in a peaceful area near Labin, this modern villa blends luxury, functionality, and investment potential. It offers 176 m² of living space, divided into two fully independent residential units.

One apartment features two bedrooms, a living room, and a bathroom (60 m²), while the second unit includes three bedrooms, a living room, and two bathrooms (77 m²). In front of both units is a covered terrace of 32 m² - a perfect space for year-round enjoyment.

The property sits on a plot of 792 m², with a landscaped yard, multiple parking spaces, and a 27 m² ceramic-lined pool equipped with an automatic filling and draining system.

The villa is sold fully furnished and equipped - ready for immediate move-in or rental. Each room has air conditioning and underfloor heating. High-quality materials and modern design create a refined and comfortable living atmosphere.

Each unit is completely independent, allowing for dual rental income or multi-generational living under one roof.

The villa is part of a complex with three detached houses, a private access road (600 m²), and controlled entry via remote control or license plate recognition. The complex is fenced and hidden from view, offering high privacy.

The location is ideal for year-round living - shops, restaurants, a school, post office, and more are just a 5-minute walk away.

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Labin's center and shopping areas are five minutes by car, and beaches are just ten minutes away.

A rare opportunity - a home and investment in one, offering privacy, accessibility, elegance, and warmth.

Contact us for more information and a viewing.