

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	08865
Location :	Labin
Building size :	123 m ²
Lot size :	582 m ²
Garden size :	0.00 m ²
Number of floors :	1
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Number of toilets :	1
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price : 915.000 €

Welcome to a luxurious villa offering a unique blend of elegance, practicality, and comfort in a perfect location. This exclusive property spans two floors, meticulously designed for an exceptional lifestyle.

The ground floor features a spacious open-space concept combining a modern kitchen, an elegant dining area, and a comfortable living room—perfect for family gatherings or entertaining friends. Additionally, the ground floor includes indoor and outdoor storage spaces, a dedicated fitness or sauna room, and access to a stunning covered terrace equipped with a summer kitchen. The outdoor area is complemented by a heated swimming pool of 48 m² with a relaxing massage section.

The upper floor hosts a private sleeping area with four luxurious bedrooms, each featuring its own bathroom and terrace access, ensuring complete privacy and tranquility.

The villa's garden area totals 582 m², with 459 m² dedicated to lush greenery, 123 m² to beautifully arranged outdoor terraces, and an ample parking area of 81 m² for your convenience and that of your guests.

Maximum comfort and energy efficiency are ensured through inverter air-conditioning systems, underfloor heating with fan coil technology, and a solar power plant.

As the villa is currently in the early construction phase, you have the opportunity to participate in selecting finishing materials according to your personal preferences.



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Close proximity to shops, schools, post offices, healthcare facilities, sports amenities, and restaurants makes this villa ideal for quality living or tourism rental, guaranteeing a rapid return on investment.

Seize this opportunity to create your dream home or a profitable investment in an extraordinary location!