



**Istria, Labin beautiful luxurious villa with attractive architecture and sea view**

*Croatia, Istria*

<b>Price:</b>	<b>€ 699 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Bedrooms</b>	3
<b>Number of rooms</b>	3
<b>Land area</b>	1545 m2
<b>Area</b>	223 m2
<b>Category</b>	For sale



Near the town of Labin, with an open view of the sea, is situated this newly built villa of modern architecture. With a total area of 223 m2, this specially designed villa stands out with spacious terraces both on the ground floor and on the first floor. The ground floor features an open space concept with a kitchen, dining area, and living room, as well as a guest toilet and a utility room with a washer and dryer. A large glass wall offers views of the partially covered terrace with an outdoor pool measuring 38m2. On the first floor, there are three bedrooms, each with its own bathroom and terrace. All rooms are air-conditioned, and the house also has a built-in fireplace for heating with solid fuels. Thermal insulation with a thickness of 10 cm on the house and 15 cm on the north side provides comfort and energy efficiency. The villa is offered for sale fully furnished and equipped, with all the amenities for enjoying a luxurious lifestyle or as an investment for tourist rental. The plot of land, spanning 1545 m2, is fully landscaped, with a summer kitchen, barbecue, gazebo, and outdoor relaxation area. It is just a few minutes' drive from the sea and about ten minutes from the town center, making it an excellent choice for either a family home or an investment.

For any further information, feel free to contact us.

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