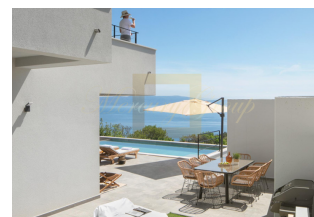
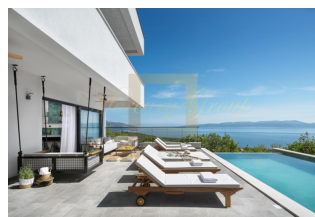
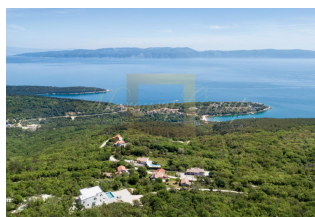




Istria, the vicinity of Labin - a beautiful villa with an enchanting view of Kvarner

Croatia, Istria

Price:	€ 2 500 000
Object type	House
Market	New building
Year built	2023
Bedrooms	4
Number of rooms	4
Land area	827 m2
Area	450 m2
Category	For sale



Located in a Robison location not far from the town of Labin, protected from view and noise, this extremely high-quality and modern villa is for sale with an imposing and open view of Kvarner itself, Rijeka and the island of Cres from all parts of the villa itself. It is located on a plot of land with an area of 827 m2, NKP is 396 m2 and extends through the basement, ground floor and first floor.

The ground floor consists of an entrance hall, a guest toilet, a laundry room, a bedroom with its own en-suite bathroom, an open space living room with a kitchen and a dining room. From the living room there is access to the outdoor covered terrace, and in front of it there is a sunbathing area and a swimming pool. On the first floor there are three bedrooms, each with its own en-suite bathroom and terrace, while the master bedroom also has a bathtub for relaxation. The basement is accessed by the stairs from the kitchen, where there is a playroom, a toilet, and the possibility of creating a SPA zone.

In the courtyard of the villa, in addition to the already mentioned swimming pool, there is also a summer kitchen with a barbecue and an additional relaxation area, and there is also the possibility of adding a jacuzzi with an outdoor shower. There are parking spaces for 4+ cars and a Wallbox charger for electric vehicles has been installed.

The villa was built to very high standards. The construction is cast reinforced concrete with high earthquake resistance. The roof is flat, with preparation for the installation of photovoltaic panels for the production of electricity.

The interior was chosen according to the project of the designer who incorporated a touch of modern industry into the villa itself. Floor and wall coverings are decorated with modern first-class Italian ceramics.



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Electric underfloor heating in the bathrooms and in the living room + inverter air conditioners in every room. Quality furniture in the rooms, beds measuring 200 x 210 cm from the line for the premium hotel program. One of the quality features of the villa is that it met the conditions of the STARLINK by Elon Musk internet.

It is sold in a fully furnished condition, it is currently used for tourist purposes, it is well filled, and the reviews are excellent.

We are at your disposal for additional information and arrangements for viewing this beautiful gem.

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