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**Istria, Labin - modern detached villa  
with two apartments and swimming  
pool, NUA 176.15 m2**

*Croatia, Istria*

<b>Price:</b>	<b>€ 540 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2024
<b>Bedrooms</b>	5
<b>Number of rooms</b>	5
<b>Land area</b>	792 m2
<b>Area</b>	203 m2
<b>Category</b>	For sale



In a small town near Labin (Nedešćina), in a quiet location surrounded by greenery, there is a complex of three villas in a row. The surface area of the one we are selling is 203 m2 (net 176.15 m2). It consists of two residential units - a larger residential unit of 130 m2 with three bedrooms, two bathrooms, living room, kitchen and dining room, storage room and a smaller residential unit of 60 m2 with two bedrooms, bathroom, living room, kitchen and dining room, storage room. The villa also has a spacious common covered terrace of 32.30 m2 and a beautiful swimming pool surrounded by comfortable deckchairs and a sunbathing terrace, which is an ideal place to relax.

During construction, very high-quality materials were used. The front carpentry consists of aluminum lift-and-slide walls and aluminum entrance doors of top performance by the CORTIZO brand, and the rooms and bathrooms have PVC Kömmerling with triple glazing. The facilities are energy class A+.

Cooling and heating is solved by means of inverter air conditioners in every room. The buildings have underfloor heating via a heat pump. The complete floors are ceramic.

The mentioned villa is sold in a furnished condition.

In addition to this one, it is possible to buy two more villas according to a similar principle, one of which has its own wine store. All three villas are built with luxurious materials and details, and the interiors are elegant and modern. The outdoor space offers privacy and peace, it is fenced and has a special plot as a driveway that will be placed under a ramp, so that only the owners will be able to access it. Each house has a large swimming pool with a sun terrace and barbecue, perfect for relaxing and having fun with family and friends, as well as a common children's playground.



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We are at your disposal for informations and arrangements regarding sightseeing.



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