



<b>Code :</b>	02724
<b>Location :</b>	Labin
<b>Building size :</b>	176.00 m2
<b>Plot size :</b>	792 m2
<b>Garden size :</b>	792 m2
<b>Distance from see :</b>	10000 m
<b>Numer of floors :</b>	1
<b>Number of bedrooms :</b>	5
<b>Number of rooms :</b>	7
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Energy efficiency :</b>	being prepared
<b>Year of construction :</b>	2024
<b>Swimming pool :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Građevinska :</b>	Yes
<b>Vlasnički list :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Heat pump :</b>	Yes

**Price :** 585.000 €

For sale is a villa that, with its design, represents a perfect combination of style and functionality and that fits perfectly into the natural environment.

The villa is part of a complex of 3 villas, each of which has a large fenced plot for access and parking, a shared children's playground and numerous other facilities that make a stay in this complex an unforgettable experience.

The location of this complex is excellent - the villa is located in an area without the possibility of construction, which means that your view will remain untouched. There are shopping centers a 2-minute drive away, the town of Labin is 4 minutes away, and the beautiful tourist town of RABAC is only 7-8 minutes away. A forest road runs alongside the villas, connected to kilometers of hiking and forest trails and paths where you can enjoy running, cycling, walking and various other activities in beautiful nature and clean air.

The villa consists of 2 residential units, namely a larger and a smaller part.

Larger apartment: Kitchen with dining area and living room, 3 bedrooms, 2 bathrooms and storage Smaller apartment: kitchen with dining area and living room, 2 bedrooms and 1 bathroom. The villa has access to the outdoor area, which includes a private pool, sun terrace and barbecue, perfect for relaxing and entertaining with family and friends. The villa is equipped with large glass walls that let light into the room, creating a bright and airy atmosphere throughout the day.

The front joinery consists of aluminum lift-sliding walls and aluminum entrance doors of the top quality brand CORTIZO, and the rooms and bathrooms have PVC Kömmerling with triple glazing.



**HABITARE REAL ESTATE**

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The buildings are in energy class A+ and all materials used in construction are of high quality.

Heating and cooling are provided by an underfloor heating system and inverter air conditioners.

The outdoor area is fully fenced and elegantly decorated.

This modern house has a total living area of

176.15 m<sup>2</sup> and is located on a plot of 792 m<sup>2</sup>.

One of the advantages of buying these villas is the possibility of renting the smaller unit to guests for additional income, while the larger unit will be the perfect home for you and your family

With an elegant exterior and interior, the villa impresses with its urban appearance and interesting construction. Surrounded by greenery, the villa offers a beautiful unobstructed view of the surrounding nature.

NOTE: We are not responsible for any errors in property descriptions, but we strive to be as precise and accurate as possible. The property can only be viewed with a signed Brokerage Agreement, which serves as the basis for further actions related to the purchase and the payment of the commission, all in accordance with the Real Estate Brokerage Act.