



Code :	02770
Location :	Labin
Building size :	150.00 m2
Plot size :	900 m2
Garden size :	900 m2
Distance from see :	2000 m
Number of bedrooms :	2
Number of rooms :	4
Number of bathrooms :	2
Number of toilets :	1
Sea View :	Yes
Parking :	Yes
Energy efficiency :	being prepared
Year of construction :	2017
Swimming pool :	Yes
Air conditioning :	Yes
Fireplace :	Yes
Građevinska :	Yes
Fireplace :	Yes
Air conditioning :	Yes
Wood stove :	Yes

Price : 569.000 €

For sale is an elegant luxury villa situated on a 660 m² plot in a quiet village near Labin, a charming Istrian town on the eastern coast that offers all necessary amenities for everyday life.

The villa is fully equipped and furnished with great attention to detail, combining modern design with a refined and comfortable atmosphere.

The property extends over two floors with a total living area of 200 m². The main entrance is located on the upper floor, allowing breathtaking sea and island views right upon arrival.

On the ground floor there is a modern kitchen with dining area, a spacious living room, laundry, two storage rooms and a guest toilet. Large glass doors open onto the terrace and pool area, seamlessly connecting indoor and outdoor spaces.

The exterior offers a swimming pool with sunbathing area, Mediterranean garden, summer kitchen with dining space, outdoor shower and private parking.

The upper floor features three bedrooms, each with its own bathroom and access to a large terrace. All rooms are designed for maximum comfort, with panoramic sea views adding to the villa's uniqueness.

The villa is being sold fully furnished and ready to move in. Located in a peaceful setting that ensures privacy, yet close to restaurants, shops



HABITARE REAL ESTATE

Mate Vlašića 20, 52440 Poreč

mail: info@habitare.hr

web: habitare.hr

Tel: +385 52 433 801 | Mob: +385 98 411 430

and beaches, this property represents an excellent opportunity for those seeking a perfect blend of luxury, comfort and Mediterranean charm on the Adriatic coast.

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.