



## Designer villa with beautiful view near Labin

595.000 €

2.587 €/m<sup>2</sup>

A luxury newly built villa of exceptional quality for sale in a small Istrian village not far from Labin. The villa has a living area of 230 m<sup>2</sup> built in 2019 and is spread over two floors, ground floor and first floor. The land on which the villa is built has a total area of 3400 m<sup>2</sup> of which 1525 m<sup>2</sup> is residential. The ground floor has a hallway, two stylish bedrooms with private bathrooms, kitchen, storage room, dining room, toilet and a spacious living room with access to a south-facing terrace of 22 m<sup>2</sup>.

On the first floor is a master bedroom with en suite bathroom and an uncovered terrace with enchanting views of the green countryside and pool. Underfloor heating and air conditioners with inverter are in the villa. The floors in the villa are made of quality ceramics and parquet while the exterior joinery is made of PVC / ALU and Wood / PVC. The whole villa is equipped with carefully selected furniture made of natural materials, such as wood and metal.

In the beautiful and fenced yard there is an overflow pool of 78 m<sup>2</sup> with a sun deck and a tavern consisting of a kitchen, fireplace / fireplace, bathroom and a covered terrace of 31 m<sup>2</sup>. In the garden is a garage with one parking space.

Distance from the beautiful beaches in Rabac is 15 km, and all services such as supermarkets, restaurants and bakeries are a maximum of 9 km away. The center of Labin is 10 km away, the city of Pula 52 km, Pula Airport 50 km, Venice Airport 262 km away, and the nearest highway entrance 11 km.

## Summary

Location	Labin	Property ID	2308
Price	595.000 €	Type	house
Area	230 m <sup>2</sup>	Land area	3.400 m <sup>2</sup>
Bedrooms	3	Bathrooms	3
Parking spaces	3	Parking spaces (garage)	-
Floor	ground floor	Orientation	Southwest

Ownership type	Ownership 1/1	Owner	Private owner
Price/m <sup>2</sup>	2.587 €	Real estate transfer tax	3%
Energy certificate	A	Subtype	detached, family house, villa

## Distances

Sea	15 km
Near a bigger city	10 km
Pula airport	50 km
Venezia airport	262 km
Store	9 km

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