



## ALMA DOM INVEST

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<b>Code :</b>	27469
<b>Location :</b>	Labin
<b>Building size :</b>	283 m <sup>2</sup>
<b>Lot size :</b>	2402 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	A+
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

Price : 880.000 €

We are selling detached villas with swimming pools in a new residential project.

The project consists of 5 luxury villas, each with a ground floor and an upper floor.

The ground floor features a modern open-space layout combining the kitchen, dining area, and living room, ensuring harmony and functionality. It also includes storage rooms (indoor and outdoor), a sauna/fitness room, and access to a covered terrace with a summer kitchen and a heated swimming pool with a massage area, totaling 48 m<sup>2</sup>.

The upper floor includes a hallway, 4 bedrooms, each with its own bathroom, and access to a terrace.

The villas will be equipped with an inverter air conditioning system for temperature control, underfloor heating with a fan coil system for added comfort, and solar panels for energy efficiency.

The villas are in the early stages of construction, offering the opportunity to select finishing materials.

Located near essential amenities such as shops, schools, a post office, a health center, sports facilities, and restaurants, this property is an excellent choice for tourist rentals with quick investment returns.

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