



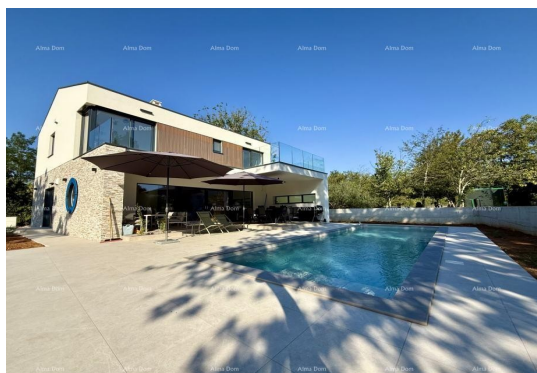
## ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

mail: [azra@almadominvest.com](mailto:azra@almadominvest.com)

web: [www.almadominvest.com](http://www.almadominvest.com)

info: +44 7375 637471 | +385 98 420 885



<b>Code :</b>	27506
<b>Location :</b>	Labin
<b>Building size :</b>	218 m <sup>2</sup>
<b>Lot size :</b>	600 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 : 780.000 €

In a peaceful, green area near Labin, a detached, modern villa with a living area of 218 m<sup>2</sup> is for sale, situated on a well-maintained and fenced plot of 600 m<sup>2</sup>. Ideal for family living, luxurious vacations, or tourist rentals.

### Layout and features:

The house spans two levels and consists of:

- 4 bedrooms, each with its own bathroom
- Spacious open-plan living room with kitchen and dining area
- Access to a covered terrace with a summer kitchen
- Sunbathing area and pool
- Multiple parking spaces within the fenced yard

### Technical amenities and comfort:

- Underfloor heating in bathrooms
- Air conditioning in all rooms
- Ventilation system with air exhaust
- Chimney (possibility of heating with a fireplace or stove)
- Additional sound insulation – layer of glass wool in the walls
- The house is sold fully equipped and furnished – ready for immediate occupancy or rental

The location offers peace and privacy, yet is only a 15-minute drive from the sea and beaches in Rabac.

Quality construction, modern design, and excellent position make this villa an outstanding investment opportunity or the perfect home for ...