



<b>Code :</b>	02116
<b>Location :</b>	Kaštelir-Labinci
<b>Building size :</b>	403 m2
<b>Lot size :</b>	1450 m2
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	10
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	3
<b>Distance from center :</b>	800 m
<b>Distance from sea :</b>	7000 m
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2022
<b>Year of last adaptation :</b>	2022
<b>Pogled na more :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes

Old price : 1.300.000 €

**New price : 1.250.000 €**

For sale a beautiful luxury villa of modern design with a total area of

403 m2 which consists of a basement, ground floor and first floor.

The ground floor consists of an entrance hall, storage room, toilet, beautiful kitchen with dining area, spacious living room with large glass walls that provide plenty of natural light, bedroom with en suite bathroom, second toilet and access to a sunbathing area and heated pool of 50 m2 .

The first floor of the villa consists of three spacious bedrooms, each with an en suite bathroom and two large sunny terraces with a beautiful view of the sea and the surrounding nature.

The basement of the villa consists of a toilet, gym, which can be converted into a home theater or playroom, and wellness with jacuzzi and sauna and access to the pool.

In the landscaped yard of 1,450 m2 there is a heated pool of 50 m2 with sun deck, outdoor fireplace and a beautiful outdoor dining area.

The whole villa has an underfloor heating system and air conditioners connected to an external air heat pump.

The villa is very well established for rent and is perfect as an investment an...