

**General information:**

Category	: Villas
Type	: For sale
Featured	: Yes
Rooms	: 5
Bathrooms	: 4
Bedrooms	: 4
Square meters	: 243
Land lot	: 1550 sqmt

**Description:**

This is a modern villa with 4 bedrooms and 4 bathrooms with pool and open panorama views. The total area of the building is 315 m<sup>2</sup>; net area 243 m<sup>2</sup>; garden area 1,550 m<sup>2</sup>, swimming pool 10 x 3.5 m; sun deck 130 m<sup>2</sup>. The ground floor has a beautifully equipped kitchen with dining area and a spacious living room with modern air conditioning and a special decorative fireplace, toilet, bedroom with bathroom and storage. The wide front terrace allows you to relax, have fun and grill with a beautiful view of the green hills, Učka and the valley of the river Raša. Next to the entrance is a playroom. A spacious sun deck with a heated pool, a counter-current swimming and massage device and sophisticated lighting will allow the future owner complete enjoyment. Upstairs are three bedrooms and three bathrooms and a front terrace with fantastic views. At the back of the house there is another large terrace, ideal for relaxing and enjoying the beautiful landscape or the morning sun. An installation for the planned installation of a sauna, gym and / or playroom has been brought to the terrace. The bathrooms have a walk-in shower with a glass wall. The interior of this villa is decorated with a lot of care and love combining earth tones with white and gray shades, equipped with modern appliances and furniture and furniture made largely to order from the original Slavonian oak. The horticulturally decorated terraced garden consists of several levels that complete the impression of excellence of this villa. On one level is a heated swimming pool with sun deck, followed by a children's playground and a Mediterranean garden. Around the villa grows more than 200 different plant species - cherry, pear, olive, photinia, oleander, laurel, rosemary, lavender, albicans, etc. The whole garden is covered by an automatic irrigation system (programmed sprinkler system and "drip"). Istria, Labin (surroundings) - Designer villa with heated pool and open views is a holiday home of modern architecture, surrounded by almost untouched nature, olive trees and various fruit trees and a vineyard and open views. The villa was built as a low-energy building, using state-of-the-art solutions and insulation materials. Roof solar collectors enable the preparation of hot water using solar energy, while the rainwater collected in an underground cistern with a capacity of 80 m<sup>3</sup> is used to irrigate the yard. The envelope of the house (facade, roofs and floor) as well as the built-in carpentry ensure high energy efficiency. 6 surveillance cameras have been installed that cover almost the entire area of the yard, and an anti-burglary alarm system with sensors has been installed in all rooms. Covered and fenced parking is located in front of the house. Sliding doors open remotely via electric motors. A pedestrian door with intercom and camera has been installed next to the car door. The villa represents a kind of modern lifestyle in a natural environment, designer equipped, of the highest construction standard and carefully selected materials belongs to the very top of the quality and offer of such facilities.

**Additional information**

Sea distance:	8000
Beach distance:	12000
Built year:	2019

**Details:**

1/ Air Conditioner	2/ Fast internet	3/ Swimming Pool
4/ Luxurious	5/ Two terraces	6/ Furnished
7/ Garden	8/ Sprinkler system	9/ Surroundings
10/ Pool heating	11/ Video surveillance	12/ Fireplace
13/ More parking spaces		

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