

**General information:**

Category	: Villas
Type	: For sale
Rooms	: 5
Bathrooms	: 3
Bedrooms	: 3
Square meters	: 131
Land lot	: 714 sqmt

**Description:**

Villa offers a modern open-concept living space that seamlessly connects to the outdoor pool area and garden. The thoughtful single-level layout ensures comfortable living, while premium construction materials guarantee durability and energy efficiency (A+). Property Highlights: 1. Spacious plot with an amazing pool - 714 m<sup>2</sup> plot offering generous outdoor living space - private swimming pool of 38 m<sup>2</sup> (3,5 m x 9 m) - plants & irrigation included Living Space 2. Comfortable ground-floor layout - 131.43 m<sup>2</sup> including 3 en-suite bedrooms and an extra room - offering a superior height of 3 m from the floor till the ceiling (standard height in Croatia 2,5 m - 2,6 m) 3. Location - An excellent position in Istria a short drive (10 min) to Labin with many coffee bars, shops, and restaurants only 1,2 km to the sea - Pula Airport 35 min drive - easy access to Istria's renowned gastronomy, vineyards, and olive groves.

**Additional information**

Sea distance:	1000
Completion date:	12 / 2026

**Details:**

1/ Air Conditioner	2/ Swimming Pool	3/ Terrace
4/ Storage room	5/ Garden	6/ Under construction
7/ Surroundings	8/ Partial sea view	9/ Two parking spaces
10/ House is sold with company (VAT transfer)		

**Contacts:**

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