



## 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>	29543
<b>Location :</b>	Labin
<b>Building size :</b>	240 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	4000 m
<b>Distance from sea :</b>	5000 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	Not specified
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

Price : 640.000 €

For sale is a villa with two completely independent and well-insulated apartments, with a total area of 240 m<sup>2</sup>. Each apartment has 120 m<sup>2</sup> of living space, making the property ideal for family living, tourist rental, or a combination of both.

Each apartment features its own garden and barbecue area, while the shared amenity is a pool measuring approximately 12 × 5 m. There is also the option to heat the pool.

The property is located in a quiet area on a hillside, at about 330 m above sea level, just 3 km from the sea, with a very pleasant climate, especially during the summer months.

Property features:

- Two completely independent apartments (120 m<sup>2</sup> + 120 m<sup>2</sup>)
- Pool approximately 12 × 5 m
- Private garden and barbecue for each apartment
- Air conditioning
- Central gas heating
- Built to high Italian quality standards
- Spacious outdoor parking

In the immediate vicinity, there are two identical houses, creating a pleasant atmosphere of a small tourist village. The location offers complete peace and quiet, free from noise.

The popular tourist destinations of Rabac and Labin are about 4 km away and offer ...