



LD REAL ESTATE
Ulica Murve 76, 52466 Novigrad
e-mail: info@ld.hr
web: ld.hr
info: +385 98 312 983



Code :	00155
Location :	Kaštelir-Labinci
Building size :	248 m ²
Lot size :	826 m ²
Garden size :	450.00 m ²
Distance from center :	10000 m
Distance from sea :	8000 m
Number of floors :	1
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Number of toilets :	1
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	A+
Year of construction :	2025

Price : 1.350.000 €

Luxury villa with an open view of the sea - the first row of the residential zone in Labinci

For sale is a villa, located in the first row of a newly built residence in Labinci, with an unobstructed panoramic view of the sea, over the green olive groves at the foot. Preservation of the view is guaranteed - the land in front of the house is not for construction, and building on it is not allowed.

Key features:

- Total villa area: 248 m²
- Heated pool: 38 m², fully finished and functional, ready to use immediately - extended swimming season
- View: Open view of the sea and nature, no possibility of shading
- Location: First row of a newly built exclusive residential zone

Top equipment and technology:

- Heating and cooling:
 - o Samsung WindFree air conditioners in every room
 - o Uponor underfloor heating
 - o Vaillant aroTHERM plus heat pump
- Bathroom equipment:
 - o Hansgrohe / AXOR fittings
 - o Catalano sanitary ware
- Smart home and security:
 - o Full smart home automation
 - o Optical internet
 - o Security cameras with alarm system

Design and layout:



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- Spacious rooms with high ceilings
- Large glass walls - floor-to-ceiling windows
- Abundant natural light and a feeling of openness
- Modern, functional layout and high quality finishing

The villa is fully finished and equipped, and ready to move into without any additional investment. It is ideal for those looking for the perfect combination of luxury, privacy and a view that cannot be bought - because it cannot be broken.

For more information, price or organization of the tour, feel free to contact us.