

## MODERNA VILLA S POGLEDOM NA MORE, Kašteliir-Labinci, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	MODERNA VILLA S POGLEDOM NA MORE
Property for:	Sale
House type:	detached
Property area:	306 m <sup>2</sup>
Lot Size:	1753 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	10
Bathrooms:	4
Price:	1,250,000.00 €
Updated:	Apr 15, 2024

### Condition

Newbuild:	yes
Built:	2022

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Kaštelir-Labinci
City area:	Kaštelir
ZIP code:	52464

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	4
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## Description

Description:

MODERN HOUSE - KAŠTELIR-LABINCI This beautiful modern villa is for sale in a quiet place with a sea view. It consists of a basement, ground floor and first floor with a total area of 306 m<sup>2</sup>. The ground floor consists of an open space kitchen, dining room and living room with large glass walls that provide a lot of natural light, a bedroom with a wardrobe, TV and air conditioning, a toilet and a wellness area with a sauna and another toilet. From the ground floor there is a view of the sea and the surrounding nature, and through the glass walls there is access to a heated pool of 50 m<sup>2</sup> and an arranged sunbathing area. The stairs lead to the first floor where there are three spacious bedrooms, each of which has its own bathroom and access to the terrace with a beautiful view of the sea, as well as a TV and air conditioning. There is a jacuzzi on the terrace. There is a gym in the basement, but the living room can be used as a home theater or playroom. In the landscaped yard, there is a heated swimming pool with a sun deck, an outdoor kitchen with a dining area, and a gazebo ideal for relaxing and socializing. There are ceramic tiles on the floor throughout the house, except in the rooms where there is laminate. The entire villa has a floor heating system and air conditioners connected to an external air heat pump. 306 m<sup>2</sup> YARD 1753 m<sup>2</sup> SEA VIEW 4 BEDROOMS 4 BATHROOMS 2 toilets WELLNESS GYM OUTDOOR KITCHEN HEATED POOL 50 m<sup>2</sup> UNDERFLOOR HEATING AIR CONDITIONERS OPEN PARKING PLACES ORIENTATION WEST OWNERSHIP IN ORDER The stated price is for legal entities in the VAT system, and for natural persons, the VAT item is calculated on the same. ID CODE: IS105456

## Additional contact info

Reference Number: 432105

Agency ref id: IS105456