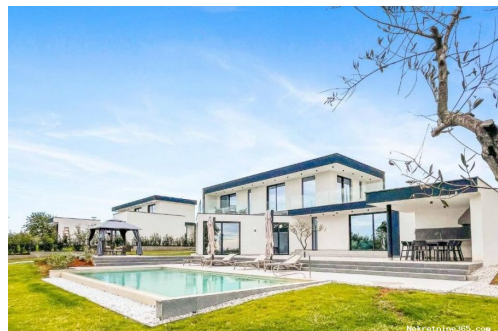


## Vila modernog dizajna s bazenom, okolica Kaštelira, Kaštelir-Labinci, House



### Seller Info

Name: Velvet Realestate  
E-mail: [info@velvet-realestate.hr](mailto:info@velvet-realestate.hr)  
First Name: Velvet  
Last Name: Realestate  
Company: Velvet Realestate  
Name:  
Service Type: Selling and renting  
Additional: [info@velvet-realestate.hr](mailto:info@velvet-realestate.hr)  
Email:  
Website: <https://www.velvet-realestate.hr>  
Country: Croatia  
Region: Istarska županija  
City: Labin  
City area: Labin  
ZIP code: 52220  
Address: Rudarska 1  
Mobile: +385 95 584 4479  
About us: Velvet nekretnine agencija djeluje napodručju Istarske županije, gdje u svojoj ponudi objedinjuje kvalitetne, provjerene i vrhunske nekretnine. Tim agencije uključuje kako iskusne, tako i agente pripravnike čiji je cilj učiniti vašu kupnju/prodaju ugodnim iskustvom.

### Listing details

#### Common

Title: Vila modernog dizajna s bazenom, okolica Kaštelira  
Property for: Sale  
House type: detached  
Property area: 403 m<sup>2</sup>  
Lot Size: 1450 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 5  
Bathrooms: 4  
Price: 1,250,000.00 €  
Updated: Jul 31, 2023

## Location

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



## Permits

Ownership certificate: yes

## Additional information

Energy efficiency: In preparation

## Parking

Number of parking spaces: 3

## Description

Description: The Municipality of Istria is surrounded by lush Mediterranean vegetation that blends with olive groves, vineyards, and fields on the west coast of Kaštelir-Labinci. Gradually, over the centuries, they were urbanistically upgraded, which resulted in their converging so that today they form one place, located ten kilometers north of Poreč. At a short distance from this city, located in lush greenery, a modern villa with a pool of 403 m<sup>2</sup> is for sale. The property's ground floor consists of an entrance hall, a kitchen with a dining room, a living room with large glass walls, a bedroom with a bathroom, and a toilet. On the property's first floor, there are 3 more bedrooms, each with its bathroom and two terraces with a beautiful view of the surrounding greenery. In the basement of the property, there is a gym, wellness with a jacuzzi, sauna, and toilet. The property's spacious garden of 1,450 m<sup>2</sup> is adorned with beautiful greenery and plenty of entertainment and relaxation facilities. From the living room, there is direct access to the heated pool of 50 m<sup>2</sup> with a sun deck, and next to the pool, there is also a summer kitchen with a barbecue. The property also has 3 parking spaces. For the new owner, this property offers the takeover of a well-established tourist facility that offers guests unforgettable days with its luxury and amenities. Good occupancy and guest satisfaction provide a safe and quick return on investment. ID CODE: 563

## Additional contact info

Reference Number: 432719  
Agency ref id: 563