

## ISTRA, KAŠTELIR - Kamena ljepotica s bazenom, Kaštelir-Labinci, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, KAŠTELIR - Kamena ljepotica s bazenom
Property for:	Sale
House type:	detached
Property area:	162 m <sup>2</sup>
Lot Size:	770 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	3
Price:	604,000.00 €
Updated:	Aug 06, 2024

### Condition

Built:	2013
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### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Kaštelir-Labinci
City area:	Krančiči
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:	3
Covered parking space:	yes

### Description

**Description:**

ISTRIA, KAŠTELIR - A stone beauty with a pool A charming stone villa built in the traditional Istrian style with distinctive blue shutters, located in the suburbs of Poreč. The traditional Istrian style is combined with a beautifully decorated interior, which contains all the necessary modern conveniences in a homely atmosphere. The house has a total area of 145 m<sup>2</sup> and extends over two floors. On the ground floor there is a spacious living room and dining room with a kitchen that has a separate exit to the yard, one bedroom, a bathroom and a storage room. From the dining room and living room there is access to a covered terrace with a beautiful view of the pool and yard. A stone staircase leads to the first floor, where there are two more spacious bedrooms, one with its own bathroom and another separate bathroom. Cooling is through air conditioning, and heating is possible through wall-mounted electric regulators. On the 770m<sup>2</sup> garden there is a 33m<sup>2</sup> swimming pool and a covered summer kitchen and dining room, where you can enjoy family meals prepared on the grill and a view of the beautiful green garden. The house also has a covered parking space for three cars. It is located very close to the highway exit. Restaurants, wineries, school, kindergarten, post office, shop, nature park are nearby. The distance from Poreč and the beach is only 12 km. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 15084

**Additional contact info**

Reference Number: 490769  
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