

Istra, Kašteliir - Luksuzna vila s pogledom na more, Kašteliir-Labinci, House



Seller Info

Name: Relax Nekretnine
First Name: Relax
Last Name: Nekretnine
Company Name: Relax nekretnine d.o.o.
Service Type: Selling and renting
Additional Email: relax.nekretnine@gmail.com
Website: <https://www.relax-nekretnine.com>
Country: Croatia
Region: Primorsko-goranska županija
City: Crikvenica
City area: Crikvenica
ZIP code: 51260
Address: Kralja Tomislava 88
Mobile: +385998833324
Phone: +385 51 333 888
About us: " Relax Nekretnine" real estate

agency specializing in Kvarner, Primorje-Gorski Kotar County (Crikvenica, Jadranovo, Dramalj , Selce, Novi Vinodolski, Vinodol municipality, Krk Island, Senj and surroundings) provides a full range of services to future and potential owners and buyers of their own home, residential / business squares, apartments, land or house.

Entered in the register of real estate agents at the Croatian Chamber of Commerce, we adhere to and comply with all legal regulations and regulations, while guaranteeing the quality of service and access to each client.

Commission fee of 3% + VAT ,

includes all obligations during the transcript, entry in the register and various other services that can save the buyer up to 100 working hours during mandatory regulations and procedures, as well as avoid waiting at counters and other challenges when buying real estate .

OFFICE WORKING HOURS:

Mon - Fri: 08: 00h - 16: 00h

Saturday: 09: 00h - 13: 00h

(May, June, July)

Sunday: Closed

Office address:

Kralja Tomislava 88, 51260

CRIKVENICA

AGENTS 'WORKING

HOURS: 24/7

Listing details

Common

Title:	Istra, Kaštelir - Luksuzna vila s pogledom na more
Property for:	Sale
House type:	detached
Property area:	342 m ²
Number of Floors:	1
Bedrooms:	7
Bathrooms:	5
Price:	1,950,000.00 €
Updated:	Aug 17, 2024

Condition

Newbuild:	yes
Built:	2024

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: 4

Description

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We offer a luxurious villa with a sea view, located in the beautiful western part of Istria, Kaštelir, which is not only a home, but also an experience that leaves you breathless. Its unique modern design, the combination of authentic stone parts and warm wooden elements enchants at first sight. Here, creative vision meets the natural environment, creating a perfect balance between style, functionality and natural beauty. Every corner of this villa tells its own story. Large glass walls illuminate the interior of the space with plenty of natural light, creating an atmosphere of spaciousness and connection with the surrounding environment. Openings in the roof, which extend along the entire length of the stairs, bring not only light but also a sense of freedom. At night, under the starry sky, these openings provide an incredible experience, creating a magical atmosphere and allowing the light of the stars to pour into the space. This beautiful villa offers 306 m² of living space, housing four spacious bedrooms, each with its own en-suite bathroom and spectacular views of the endless sea, this villa offers privacy and comfort at every turn. Two of these bathrooms are true corners of paradise - they are equipped with open balconies and spacious bathtubs that provide a relaxing experience with complete privacy, surrounded by a view that is protected on four sides. Inside this villa, the spacious living room transforms into an elegant open space that intertwines with the dining room, kitchen and billiards area, providing entertainment and relaxation at the same time. A double staircase leads to the upper floor, adding a touch of contemporary design and allowing easy access to all parts of the villa. Enjoy wellness experiences in the villa - warm up in the Finnish sauna equipped with a shower and toilet, or relax your mind and body in the outdoor jacuzzi. The centerpiece of this oasis is the 58m² infinity pool that seems to merge with the sky or the sea in the distance. One of the walls of the pool is made of transparent glass, creating the effect of floating in the air while watching the water flowing into infinity. Right next to the pool, separated only by

transparent glass, there is a fire pit that provides warmth and a romantic atmosphere. In the evening, the flames flash and dance reflecting on the glass of the pool, creating an enchanting play of light. The integrated grill in the side, vertical beams invites you to socialize and gourmand experiences. The villa is cleverly designed, equipped with an alarm and security cameras, and a wide smart pivot entrance door that welcomes guests. Aluminum joinery, blinds with sensors and remote control, and a charger for electric vehicles further raise the standard of this villa. The land is completely fenced and landscaped, with automatic irrigation of the garden, giving you peace and privacy. Also, the villa offers 4 parking spaces, ensuring enough space for your vehicles. In addition, the villa is equipped with the SMART HOME system, which enables heating/cooling regulation of the heat pump via an application/mobile phone, regulation of alarms and cameras via mobile phone, opening of external car doors via mobile phone, unlocking of external doors to the villa via the application, remote control of blinds and curtains, and part of the WC in the SMART home system, giving you complete control and safety in the palm of your hand. This villa is not only a home, but also an oasis of peace, luxury and absolute enjoyment. With nearby wineries, renowned restaurants and olive oil producers, this villa offers more than just accommodation. It offers a journey through tastes and smells, providing unforgettable gastronomic and oenological experiences. Here, every moment becomes special, every evening becomes a magical story, and every day is an opportunity for a new discovery. This villa is not just a home - it is a source of endless inspiration and priceless memories. The villa is included in the VAT system, which further highlights its investment value. The planned start of construction is the first half of 2024, and the completion is planned by the end of the same year, giving future owners the opportunity to become part of this exclusive story in a relatively short period of time. If you missed out on this villa, don't worry. We have two more projects with identical characteristics in our offer, giving you more investment options. ID CODE: 719

Additional contact info

Reference Number: 522321
Agency ref id: 719
Contact phone: +385 99 883 3322