

## Vila sa bazenom u zaleđu Poreča, Kaštelir-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  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
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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:            | Vila sa bazenom u zaleđu Poreča |
| Property for:     | Sale                            |
| House type:       | detached                        |
| Property area:    | 200 m <sup>2</sup>              |
| Lot Size:         | 976 m <sup>2</sup>              |
| Number of Floors: | 1                               |
| Bedrooms:         | 5                               |
| Bathrooms:        | 3                               |
| Price:            | 727,000.00 €                    |
| Updated:          | Apr 15, 2024                    |

### Location

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

### Permits

|                        |     |
|------------------------|-----|
| Ownership certificate: | yes |
|------------------------|-----|

### Parking

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 3 |
|---------------------------|---|

### Description

|              |   |
|--------------|---|
| Description: | <p>Exclusive house in Istria with guest house, swimming pool and luxurious contents<br/>We present to you this beautiful house located in magical Istria, a perfect combination of traditional style and modern comforts. This property is a veritable little empire of 200 m<sup>2</sup> with a main house and a guest house of 38 m<sup>2</sup>, offering you everything you need for luxurious and comfortable living. Main house (200 m<sup>2</sup>): - On the ground floor you will find a spacious living room with a kitchen, ideal for socializing and entertaining. - In addition, there is a pantry for storing food. - A room with a private bathroom provides privacy and comfort. - The guest toilet is practically located near the living room. - The spacious terrace is perfect for enjoying the outdoors. - Upstairs there are three rooms, each with its own bathroom, providing comfort for the whole family. - Enjoy the warmth of oil-fired</p> |
|--------------|---|

central heating and additional savings thanks to solar collectors for hot water. - The house is equipped with a hidden safe and air conditioning in every room. - Underfloor heating and stone floors add charm and elegance to the space. The house has a sea view from the first floor **\*\*Guest house (38 m2):\*\*** - The guest house is located next to the main house and offers additional private space for guests or family. - It consists of a living room with a kitchen and a toilet. **\*\*External contents:\*\*** - Enjoy refreshments in the pool of 18 m2, which is 1.5 m deep. - The garden is smartly irrigated to preserve its beauty. - The house is sold fully furnished, so it is ready to move in and enjoy. It is possible to buy two building plots next to the house (cca 928 m2) for a total of 100,000 euros, which would prevent the new owners from building near their house and significantly expand their property. This property combines the beauty of the Istrian landscape with modern luxury, offering you the opportunity to relax and enjoy peace and quiet. Do not miss the opportunity to become the owner of this beautiful house in Istria. For more information or to arrange a viewing, contact us today. Contact information: Mario Vuckovic Phone/viber/whats up: 098 967 24 64 E-mail: [mario.vuckovic@dogma-nekretnine.com](mailto:mario.vuckovic@dogma-nekretnine.com) ID CODE: IS1509981

## Additional contact info

Reference Number: 531657  
Agency ref id: IS1509981