

## ISTRA, POREČ (okolica) - Moderna vila sa wellnesom 10km od mora, Poreč, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto: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, POREČ (okolica) - Moderna vila sa wellnesom 10km od mora
Property for:	Sale
House type:	detached
Property area:	230 m <sup>2</sup>
Lot Size:	861 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	8
Bathrooms:	4
Price:	820,000.00 €
Updated:	Jul 06, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Poreč
City area:	Poreč
ZIP code:	52440

### Permits

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

### Additional information

Energy efficiency:	A+
--------------------	----



### Heating

Central heating:	yes
------------------	-----

### Parking

Number of parking spaces: 3

## Description

Description:

ISTRIA, KAŠTELIR - Project of a modern villa with wellness 10 km from the sea On the west coast of Istria, surrounded by lush Mediterranean vegetation that blends with olive groves, vineyards and fields, is the Municipality of Kastelir-Labinci. Two places - Kaštelir and Labinci, tal. Castelier - S. Domenica, were gradually upgraded over the centuries, which resulted in their rapprochement, to today form one place, located ten kilometers north of Porec. Only 10 kilometers from Porec in the famous Kastelir, this beautiful modern villa of 230m<sup>2</sup> is under construction. The ground floor of the villa consists of a bedroom with bathroom, toilet, pantry, spacious kitchen with dining area, living room and exit to a covered terrace with outdoor kitchen. The villa will contain a wellness and gym and is perfect for families looking for a vacation, and offers the possibility of a successful rental. It takes 10 minutes by car to Porec, the sea and the beach. Upstairs there will be 3 bedrooms with attached bathrooms, and each room will have access to the terrace. Heating and cooling is provided via air conditioning and underfloor heating on a heat pump. The villa will be located in a quiet location. If a potential buyer is involved in the initial phase, he can participate in certain adjustments and selection of materials. Planned completion in 2023. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 25735

## Additional contact info

Reference Number: 545103  
Agency ref id: 25735