

## ISTRA, POREČ (okolica) -Predivna luksuzna villa s bazenom, Kaštelir-Labinci, 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) -Predivna luksuzna villa s bazenom
Property for:	Sale
House type:	detached
Property area:	400 m <sup>2</sup>
Lot Size:	1400 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	12
Bathrooms:	4
Price:	1.00 €
Updated:	Jul 06, 2024

### Condition

Built:	2015
--------	------

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
--------------------	----------------



### Heating

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

### Parking

Number of parking spaces: 3

## Description

Description:

ISTRIA, KAŠTELIR - Beautiful luxury villa with swimming pool On the west coast of Istria, surrounded by lush Mediterranean vegetation that blends with olive groves, vineyards and fields, is the Municipality of Kaštelir-Labinci. Two places - Kaštelir and Labinci, tal. Castelier - S. Domenica, were gradually urbanized over the centuries, which resulted in their convergence, so that today they form one place, located ten kilometers north of Poreč. The villa is located in a quiet place only 8 km away from Poreč and the beaches in the largest green oasis of the northern Adriatic. The nearest beach is only 4 km from the place itself. The villa is located on a plot of 1864 m<sup>2</sup> and its total size is 400 m<sup>2</sup>. The villa extends over two floors and consists of two fully furnished spacious living rooms, a kitchen and a dining room. The spacious living room is equipped with a Smart TV and a fireplace. In total, there are five bedrooms and four bathrooms, as well as one guest toilet and storage room. From the living room and the dining room you can go directly to the covered terrace where there is a swimming pool that offers a view of greenery, peace and quiet. Each room is equipped with air conditioners. The interior of the villa is professionally and qualitatively decorated with a style in which the modern style prevails. From the terrace on the first floor there is an equipped summer kitchen and a covered terrace that offers a beautiful view of the yard and pool. The garden in front of the villa is decorated with Mediterranean plants, and the central place in the garden is occupied by a large swimming pool with a sunbathing area that allows complete enjoyment on hot summer days. There is also a jacuzzi in the yard. The land is completely surrounded by a stone wall and a hedge, which provides privacy and a sense of security. The yard is equipped with additional content such as mini football, volleyball, children's playground, bicycles and an outdoor fireplace. The parking space is provided and is located in the yard next to the villa. The place is very typical, with autochthonous Istrian stone houses and holiday villas and a famous winery. It is located very close to the highway exit. All the necessary facilities for life, from restaurants, schools, kindergartens, pharmacies, post offices and a beautiful nature park, are located in the immediate vicinity of the town. Due to its authenticity and the luxury that this villa provides, the villa is an ideal investment both for family life and for a tourist rental. 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: 25728

## Additional contact info

Reference Number: 545105  
Agency ref id: 25728