

## ISTRA - KAŠTELIR / LABINCI - IDILIČNA VILLA SA POGLEDOM NA MORE - NOVO!, Kaštelir-Labinci, House



### Seller Info

Name: Rina nekretnine  
First Name: Rina  
Last Name: nekretnine  
Company Name: Rina Nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://www.rina-nekretnine.hr>  
Country: Croatia  
Region: Grad Zagreb  
City: Zagreb  
ZIP code: 10000  
Address: Lanište 1  
Mobile: 00385 91 2848 310  
Phone: 00385 1 638 2643  
About us: Rina Nekretnine d.o.o. obiteljska firma koji je poslovanje nekretninama započela 2012, kao Rina obrt.

Stalna želja za stručnim i profesionalnim napredovanjem od samih početaka bila je motiv za usavršavanjem znanja i vještina svih naših djelatnika redovitim educiranjem u poslovanju nekretninama, a što sve pratimo izrazito jakim marketingom.

Svim našim klijentima pristupamo s puno empatije, stručno, profesionalno i nadasve detaljno, što je rezultiralo xxx uspješno realiziranih kupoprodaja te smo uspješno stvorili prepoznatljivo ime u svijetu nekretnina Rina Nekretnine.

Naziv: Rina Nekretnine d.o.o. za usluge

Skraćeno: Rina Nekretnie  
Sjedište: Lanište 1 j, Zagreb,  
uredi poslovanja: Lanište 1 i,  
Zagreb i 8.Mart br. 5, Poreč  
OIB: 49079315133

Reg No.: 93/2023

## Listing details

### Common

Title: ISTRA - KAŠTELIR / LABINCI - IDILIČNA VILLA SA POGLEDOM NA MORE - NOVO!  
Property for: Sale  
House type: detached  
Property area: 383 m<sup>2</sup>  
Lot Size: 1323 m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 4  
Price: 1,375,000.00 €  
Updated: Jul 09, 2024

### Condition

Newbuild: yes  
Built: 2023

### Location

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

### Permits

Building permit: yes  
Location permit: yes

### Additional information

Energy efficiency: A+



## Heating

Central heating: yes

## Parking

Number of parking spaces: 4

## Description

Description: ISTRIA - POREČ - KAŠTELIR - LABINCI We offer you an idyllic and exclusive settlement under construction in the most beautiful part of the Istrian peninsula, rich in olive groves and vineyards. The settlement consists of 14 villas facing the sea with breathtaking views - **ONLY FOUR VILLAS REMAIN!** Just 7 km away from Poreč and all its amenities! Settlement appearance: **MODERN ISTRIAN STYLE!** VILLA 6 is situated on a 1323m<sup>2</sup> plot. The plot is fenced, landscaped with low grass, equipped with an irrigation system, and adorned with three indigenous olive trees. It comprises a ground floor and first floor. **GROUND FLOOR:** a spacious sunlit living room with a semi-detached dining area and a 76.60 m<sup>2</sup> kitchen, providing access to the wine cellar and utility room, leading to a covered terrace with a summer kitchen and space for an ample dining table of 52.3 m<sup>2</sup>, along with a 5.6 m<sup>2</sup> sauna. Also on the same floor are an external storage room and a technical room. A guest toilet is located at the entrance. The living room offers access to a sun deck paved with terrace coverings - high-quality ceramics with an outdoor shower and a 50m<sup>2</sup> swimming pool. **FIRST FLOOR:** four en-suite bedrooms with individual bathrooms, each bathroom equipped with its own window, and two exits to the terrace. Villa Equipment: External ALU carpentry, 10 cm thermal insulation, electric underfloor heating, internal carpentry made of plywood or solid wood, each room equipped with its own air conditioning unit. Video surveillance covering all sides of the house and an alarm system activated by motion sensors. Premium Italian tiles in bathrooms sized 60x60, while the rest of the villa is tiled with 60x120 tiles. Features include a Catalano sink, Paffoni faucets, Geberit built-in fittings, and shower glass. The villas are constructed and ready for occupancy. **PRICE: 1.375.000 euros!** Feel free to contact us! RINA 099 640 1751, +385 99 640 1751 ID CODE: 1578

## Additional contact info

Reference Number: 557542  
Agency ref id: 1578