

## ISTRA, KAŠTELIR - Vila s bazenom i velikom okućnicom, Kaštelir-Labinci, House



### Seller Info

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Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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Region: Primorsko-goranska županija  
City: Rijeka  
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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, KAŠTELIR - Vila s bazenom i velikom okućnicom
Property for:	Sale
House type:	detached
Property area:	450 m <sup>2</sup>
Lot Size:	2000 m <sup>2</sup>
Bedrooms:	8
Bathrooms:	7
Price:	1,300,000.00 €
Updated:	Sep 11, 2024

### Condition

Last renovation:	2019
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### Location

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

### Additional information

Energy efficiency:	In preparation
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### Heating

Central heating:	yes
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### Parking

Number of parking spaces:	4
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### Description

Description:	This beautifully decorated holiday house is located in a small village near Kastelir
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on the west coast of the Istrian peninsula. It was built in the form of two accommodation facilities with separate entrances, the larger of which is a new house, has three floors where the ground floor has a living room with kitchen and dining area, bathroom and a room with private shower and toilet. Upstairs are three bedrooms, each with a separate bathroom. In the basement of the house there is a leisure area, wellness with sauna, hot tub and toilet. Smaller house, stone, completely renovated in 2019, consists of a kitchen with dining area, living room, toilet and room with separate bathroom, all on the ground floor, and two bedrooms with bathroom upstairs. The total area of the building is 450 m<sup>2</sup>, and the plot area is 2000 m<sup>2</sup>. The house is fully furnished, suitable for tourist rent but also as a very high quality residential building. It is fully air conditioned. It also has central heating with heating oil as well as solar heating. On the plot there is a swimming pool of approximately 50 m<sup>2</sup> with jacuzzi, summer kitchen with covered terrace, and parking is provided in the yard. The plot is fenced, and the terrace offers an open view of nature and greenery and the sea. There are olive groves and other smaller similar facilities for housing or tourism. Dear clients, 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: 12888

### Additional contact info

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