

## Luksuzna vila s pogledom na more, Kaštelir-Labinci, House



### Seller Info

Name: Unikat Immobilien  
First Name: Unikat  
Last Name: Immobilien  
Company: UNIKAT IMMOBILIEN  
Name: ISTRIEN d.o.o.  
Service Type: Selling and renting  
Website: <https://unikat-immobilien.com/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
ZIP code: 52440  
Address: Partizanska 6A  
Mobile: +385 99 591 2785  
Phone: +385 91 618 6842  
About us: Our real estate agency with many years of experience is mainly active on the west coast of Istria. In addition to a classic real estate offer (houses, villas, flats, apartments, land), you can also find a large range of turnkey construction projects with us.

We mediate in the purchase and sale of real estate, mediation of turnkey construction projects and support for these projects, obtaining the categorization for the rental of your property, transfer of the meters after a property purchase to the new owner.

Through our business partners we can offer: Creation of purchase contracts, preliminary contracts, translation of these contracts into your national language, tax advice and accounting.

Thanks to our extraordinary language skills (native German, Croatian and fluent English, spoken and written), we can provide you with comprehensible and detailed advice so you could benefit from our experience in the Istrian real estate market and in construction.

## Listing details

### Common

Title:	Luksuzna vila s pogledom na more
Property for:	Sale
House type:	detached
Property area:	323 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	8
Bathrooms:	5
Price:	2,400,000.00 €
Updated:	Apr 22, 2024

### Condition

Newbuild:	yes
Built:	2024

### 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: 2  
Covered parking space: yes

## Description

**Description:** Location of the house Luxury villa in a quiet location with a beautiful view of the sea, 8 km from the sea and 13 km from the city of Poreč. The house is located on the outskirts of a small town and is surrounded by a few other holiday homes and nature. Layout of rooms The house consists of two floors. On the ground floor there is a hallway, a very spacious open living room with a kitchen and dining area, a large tavern, a wellness room, a bathroom, a separate toilet for guests and a storage room. From all rooms there is direct access to the outdoor terrace, which is partially covered, to the swimming pool in the sunbathing area. On the first floor of the house there are 4 spacious bedrooms, each with its own private bathroom, which can be reached by a staircase from the living room on the ground floor. In addition, on the first floor there is a gallery, meaning a separate room for socializing, which is reached by a separate staircase from the tavern on the ground floor. Gardens and outside area Around the house there is a beautifully landscaped garden with a swimming pool, an open sunbathing area, a covered lounge for relaxation and covered parking for two vehicles. Heating and cooling Electric underfloor heating and additional air conditioners for heating and cooling are provided throughout the house. Additional information The house is being sold without furniture, completed turnkey. VAT is included in the stated price. ID CODE: 547

## Additional contact info

Reference Number: 595183  
Agency ref id: 547  
Contact phone: +385 99 5912785