

## Okolica Poreča - novogradnja u mirnom okruženju, Kašteliir-Labinci, House



### Seller Info

Name: Unikat Immobilien  
First Name: Unikat  
Last Name: Immobilien  
Company Name: UNIKAT IMMOBILIEN  
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  
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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:	Okolica Poreča - novogradnja u mirnom okruženju
Property for:	Sale
House type:	detached
Property area:	191 m <sup>2</sup>
Lot Size:	700 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	5
Bathrooms:	4
Price:	1,100,000.00 €
Updated:	Apr 23, 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 The house is located in a very quiet position, on the edge of a small town, which is 8 km from the sea and 11 km from the city of Poreč. In the neighborhood there are private holiday homes as well as vineyards and olive groves. Layout of rooms The house consists of two floors. On the ground floor there is a hallway, a spacious open living room with a kitchen and dining area, a guest toilet and a storage room. From all rooms there is direct access to the outside area where there is a covered terrace, sun deck and swimming pool. On the first floor of the house there are 4 bedrooms, each with its own private bathroom, and three of them have a balcony. Heating and cooling Electric underfloor heating is planned for heating, and air conditioners for heating and cooling will also be installed additionally. Garden and outside area On the outside, there is a neat garden with a partially covered terrace next to the pool, and covered parking for two vehicles. The entire plot will be fenced. Additional information The house is being sold unfurnished. VAT is included in the stated price. ID CODE: 549

## Additional contact info

Reference Number: 596035  
Agency ref id: 549