

## Luksuzna vila s pogledom na more - infinity bazen, Kašteliir-Labinci, House



### Seller Info

Name: Unikat Immobilien  
First Name: Unikat  
Last Name: Immobilien  
Company Name: UNIKAT IMMOBILIEN ISTRIAEN 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 - infinity bazen
Property for:	Sale
House type:	detached
Property area:	342 m <sup>2</sup>
Lot Size:	1000 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	6
Bathrooms:	4
Price:	1,950,000.00 €
Updated:	Jul 29, 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: 4

## Description

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**Location of the villa:** This beautiful modern new building is located in Kaštelir, on the edge of the town, 7 km from the sea and 13 km from the city of Poreč. In the neighborhood there are private vacation homes, some of which are used for tourist rentals, and other than that, the villa is surrounded by nature, vineyards and olive groves. Due to the slight slope of the terrain, it offers a wonderful view of the sea.

**Layout of rooms:** The villa consists of ground and first floors. On the ground floor there is a very spacious open living room with kitchen and dining area (95 m<sup>2</sup>), a wellness room with a sauna, shower and toilet, a storage room and a separate toilet for guests. The living room and dining room will have large glass walls to the southwest, which will allow a view of the sea and direct access to the pool and sunbathing area. In addition, there is a direct exit from the dining room to a covered terrace with a summer kitchen. Upstairs there will be 4 large bedrooms, each with its own bathroom and access to the terrace with a view of the sea. Two of the bathrooms will additionally have their own private balcony with an outdoor bathtub and privacy screens for complete privacy. Access to the upper floor will be possible via two separate staircases, and between bedrooms 2 and 3 in the middle of the floor there will be a door connecting the rooms, so it will be possible to move around the entire floor without stairs (optional according to the buyer's wish).

**Heating and cooling:** The villa will be equipped with underfloor heating and air conditioning for heating and cooling via heat pump.

**Outer area:** There will be a beautifully landscaped garden with automatic irrigation around the villa, and parking for 4 vehicles is provided in one part. In front of the house, there will be a large heated infinity pool of 49 m<sup>2</sup>, which will be in glass on one side, and a jacuzzi. A special feature is a small lounge with a fire pit directly next to the pool. The land around the house will be completely fenced.

**Additional information:** The construction of the villa is of high quality, a solar power plant and a charger for electric vehicles will be installed. The glass surfaces will be made of aluminum carpentry with shutters with sensors and remote control. The villa will be equipped with an alarm system with cameras. The villa is being sold furnished, and during the construction phase changes are possible in partition, non-load-bearing walls, coverings, sanitary ware, colors and interior according to the wishes of the buyer. The stated price includes VAT. ID CODE: 570

## Additional contact info

Reference Number: 628959  
Agency ref id: 570  
Contact phone: +385 99 5912785