

## Predivna dvojnica s bazenom, 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:	Predivna dvojnica s bazenom
Property for:	Sale
House type:	semi-detached
Property area:	144 m <sup>2</sup>
Lot Size:	600 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	3
Price:	649,000.00 €
Updated:	Aug 29, 2024

### Condition

Built:	2019
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### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Kaštelir-Labinci
City area:	Labinci
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
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## Description

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Location of the house: This beautiful semi-detached house is located on the edge of a small town near Poreč, only 8 km from the sea and 12 km from the city of Poreč. The position is very quiet, in the neighborhood there are family houses and private holiday homes, in the wider surroundings there are vineyards, olive groves and fields. Layout of rooms: The house consists of a ground floor and a first floor. On the ground floor there is a living room, a kitchen with a dining area, one bedroom with its own bathroom and a separate guest toilet. From the kitchen and dining room there is a direct exit to the covered terrace with a view of the garden, where there is a swimming pool and sun deck. There are two bedrooms on the first floor, and each room has its own bathroom and balcony, one of which is covered and the other open. From the corridor on the first floor, there is an exit to the balcony at the front of the house, which offers a wonderful view of the sea. Equipment/amenities: For heating and cooling, the entire house is equipped with fan convectors via a heat pump, and the bathrooms have electric underfloor heating. Each room has a TV. Outside area: In front of the house there is parking for two vehicles, while behind the house there is a beautifully landscaped garden with a lawn, swimming pool, outdoor shower and sunbathing area, as well as a brick barbecue. Additional information: The house is being sold fully furnished and equipped. It is currently used for tourist rental, which the new owner can continue, but the house is also suitable for private use. ID CODE: 577

## Additional contact info

Reference Number: 635151  
Agency ref id: 577