

Novogradnja - dvojnica s bazenom 7 km od mora, 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
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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:	Novogradnja - dvojnica s bazenom 7 km od mora
Property for:	Sale
House type:	semi-detached
Property area:	183 m ²
Lot Size:	690 m ²
Number of Floors:	2
Bedrooms:	4
Bathrooms:	3
Price:	948,750.00 €
Updated:	Aug 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: 2
Covered parking space: yes

Description

Description: Location of the house: The house is located on the edge of a nice small town near Poreč, it is 7 km from the sea and 12 km from the city of Poreč. In the neighborhood there are mostly family houses and private holiday homes, and the town has good infrastructure (markets, restaurants, etc.). Layout of rooms: The house is semi-detached and consists of a ground floor and a first floor. On the ground floor there is an entrance hall, a very spacious open living room with a kitchen and dining area, a pantry, a storage room and a guest toilet. From the living room and the kitchen there is a direct exit to the outdoor covered terrace as well as to the swimming pool with a sunbathing area. On the outside of the house, next to the terrace, there is an additional toilet and a technical room. On the first floor of the house there are three bedrooms, each with its own private bathroom. Each room has access to a covered balcony. Equipment: There is a fireplace in the living room. The house is equipped with an alarm system with video surveillance, video intercom, electric gate at the entrance, aluminum carpentry, electric shutters, outdoor lighting and automatic irrigation of the garden. At the request of the customer and with an additional charge, it is possible to install a solar system and a charger for electric vehicles. Heating and cooling: The heating is underfloor via a heat pump, and air conditioners for heating and cooling will also be installed. Outside area: Around the house there is a neat garden with a lawn and a heated pool of 36 m2 with a sun deck. In front of the house there is a covered parking for two vehicles. The entire plot will be fenced, and a decorative stone wall is provided for better privacy towards the neighbor. Additional information: The house is being sold without furniture, move-in ready (turnkey). VAT is included in the stated price. ID CODE: 575

Additional contact info

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