

## IMPRESIVNA VILA, Kaštelir-Labinci, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	IMPRESIVNA VILA
Property for:	Sale
House type:	detached
Property area:	330 m <sup>2</sup>
Lot Size:	970 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	1,550,000.00 €
Updated:	Oct 29, 2024

### Condition

Built:	2024
--------	------

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Kaštelir-Labinci
City area:	Kaštelir
ZIP code:	52464



### Permits

Building permit:	yes
Ownership certificate:	yes

### Description

Description:	<p>Kaštelir is a picturesque village located in the interior of Istria, Croatia, not far from Poreč. This area, together with the nearby village of Labinci, is often referred to as Kaštelir-Labinci. The village is known for its rich history, beautiful landscape and traditional Istrian way of life. Kaštelir has a long history dating back to Roman times. Archaeological research has revealed numerous findings from that period, including the remains of ancient buildings and objects. The village got its name from the word "kaštel", which means fortress or fort, indicating its historical importance as a defensive position. The place is known for its gastronomy based on fresh, local ingredients. Specialties include homemade pasta such as fuž and pljukanac, truffles, prosciutto, cheese, and various seafood dishes. For sale is this exceptional villa with a total area of 330 m<sup>2</sup>, which extends over the ground floor</p>
--------------	--

and first floor. Layout of the ground floor: 1. COVERED ENTRANCE 8.80 m<sup>2</sup> 2. ENTRANCE 6.70 m<sup>2</sup> 3. STORAGE 9.70 m<sup>2</sup> 4. STAIRCASE 3.10 m<sup>2</sup> 5. CORRIDOR 3.60 m<sup>2</sup> 6. KITCHEN, DINING ROOM and LIVING ROOM 51 m<sup>2</sup> 7. WC 2.80 m<sup>2</sup> 8. BATHROOM 1 5.60 m<sup>2</sup> 9. ROOM 1 15.50 m<sup>2</sup> 10. COVERED TERRACE 59.00 m<sup>2</sup>

\_\_\_\_\_ TOTAL GROUND  
FLOOR 165.80 m<sup>2</sup> Layout of the first floor: 1ST STAIRCASE 6.80 m<sup>2</sup> 2. CORRIDOR 7.50 m<sup>2</sup> 3. BATHROOM 2 6.60 m<sup>2</sup> 4. ROOM 2 15.20 m<sup>2</sup> 5. ROOM 3 14.50 m<sup>2</sup> 6. BATHROOM 3 5.80 m<sup>2</sup> 7. BATHROOM 4 6.20 m<sup>2</sup> 8. ROOM 4 22.00 m<sup>2</sup> 9. COVERED TERRACE 80.10 m<sup>2</sup>

\_\_\_\_\_ TOTAL FIRST  
FLOOR 330.50 m<sup>2</sup> Swimming pool (with structure) 54.60 m<sup>2</sup> The villa will be equipped with floor heating on a heat pump, and for cooling it will use a multisplit design (Mitsubishi). ALU carpentry with blinds (electric lifters) and mosquito nets. Entrance door PIVOT. Internal door INVISIBLE, 2.30 m Sold without furniture! Kaštelir is a jewel in the heart of Istria that offers a rich history, traditional culture and beautiful natural beauty. Whether you are interested in history, gastronomy or simply looking for a quiet corner to relax, Kaštelir is an ideal destination. For a personalized tour, contact with confidence: ROBERTA POROPAT Licensed agent Mobile 00385 95 528-3152 [roberta.poropat@dogma-nekretnine.com](mailto:roberta.poropat@dogma-nekretnine.com) ID CODE: IS1512646

## Additional contact info

Reference Number: 667817  
Agency ref id: IS1512646