

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	10177
Location :	Kaštelir-Labinci
Building size :	330 m ²
Lot size :	970 m ²
Garden size :	0.00 m ²
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	4
Number of bathrooms :	4
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2025

Price : 1.300.000 €

For sale is a prestigious detached villa located in the peaceful settlement of Kaštelir, just 10 kilometers from Poreč and the sea. The villa is built on a spacious plot of 971 m², surrounded by a Mediterranean garden, impressive 5-meter tall pines, and an elegantly designed sunbathing area and terrace by the pool.

The total net area of the house is 330.50 m², spanning two floors.

Ground floor:

- A spacious open-plan living room, kitchen, and dining area (50 m²) with large glass walls connecting the interior to the outdoor terrace and pool,
- One bedroom with an en-suite bathroom and access to the terrace and pool,
- Guest toilet and a practical storage room.

First floor:

- Master bedroom with a private bathroom and access to a covered terrace of 80 m², offering a panoramic view of the sea and olive groves,
- Two additional bedrooms, each with its own bathroom.

Equipment and features:

- Italian ceramics measuring 120x120 cm,
- First-class oak parquet from a renowned Croatian manufacturer,
- Sanitary fixtures and bathroom furniture included,
- Built-in lighting,
- Underfloor heating via heat pump (air-water),
- Mitsubishi multi-split air conditioning system,
- Aluminum exterior joinery with UV protection, electric shutters,

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and mosquito nets,

- "Invisible" design interior doors, large pivot entrance doors,
- Facade with thermal insulation.

Pool:

- Size: 4 x 12 m (total 54.60 m²),
- Tiled with ceramic tiles.

The villa is completed and ready for occupancy, ideal as a luxurious family home or an investment in tourism.

For more information, please feel free to

+385 91 615706