

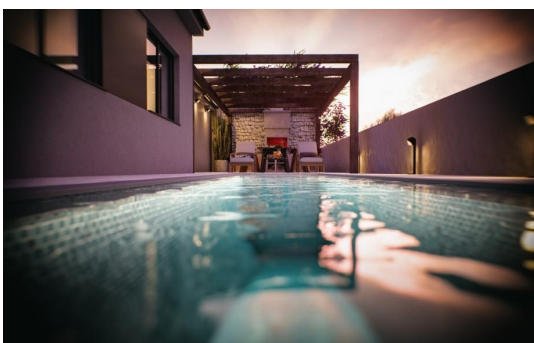
ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	10734
Location :	Kaštelir-Labinci
Building size :	330 m ²
Lot size :	1135 m ²
Garden size :	0.00 m ²
Distance from sea :	7000 m
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	1
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2025

Price : 388.000 €

In the heart of picturesque Kaštelir, just 7 km from the sea, lies a modern complex of three villas, each with its own heated pool, covered terrace, and top-notch amenities. These carefully designed homes offer the perfect blend of luxury, functionality, and complete privacy.

BASIC INFORMATION:

Total gross area: 330 m²

Total net area: 275 m²

Total yard area: 1,135 m²

Number of houses: 3

EACH HOUSE INCLUDES:

3 comfortable bedrooms

1 modern bathroom + 1 additional toilet

Open living room with kitchen and dining area

High ceilings - a sense of airiness and light

Storage room

Covered terrace with a barbecue

3 private parking spaces

EQUIPMENT AND TECHNICAL FEATURES:

Underfloor heating throughout (Wi-Fi controlled)

2 air conditioning units per house

Wi-Fi thermostats

Electric shutters

Wi-Fi video surveillance and security cameras

Chimney preparation

Landscaped gardens and greenery

High-quality construction and materials:

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Wienerberger Porotherm Profi brick

Double ventilated roof (10 cm insulation)

Bramac Mediterranean tiles

Kömmerling carpentry, triple-glazed windows, sliding doors,
insect screens

Aluminum entrance doors

LOCATION - KAŠTELIR, ISTRIA:

Sea and beaches: 7 km

Poreč: 13 km

Novigrad: 14 km

Motovun: 20 km

Nearby: shops, restaurants, local family farms, wine routes, and
the natural beauty of Istria.

Ideal for family living, tourist rental, or a secure investment.

For more information, please