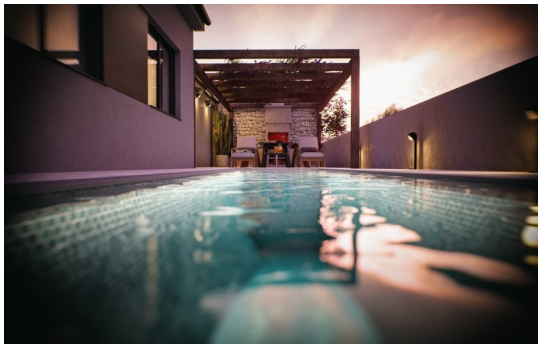
ISTRIA ADRIA
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Code :	13855
Location :	Kaštelir-Labinci
Building size :	330 m2
Lot size :	1135 m2
Garden size :	0.00 m2
Distance from sea :	7000 m
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	1
Parking :	Yes
Air 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:
House B:
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 SPECIFICATIONS:
Underfloor heating throughout the space (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

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High-quality construction and materials:
Wienerberger Porotherm Profi masonry
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.