

Land plot

Kastelir, Istria



Ref	RE-AB-KASTEL
Type	Land plot
Region	Istria > Porec
Location	Kastelir
Front line	No
Sea view	Yes
Distance to sea	6000 m
Floorspace	327 sqm
Plot size	1011 sqm
Price	€ 367 000

Kaštelir - Several Land Plots with Sea View and Building Permit for a Luxury Villa!

There are four land plots in total. On one of the land plots the villa is already being built.

For sale: a **building plots of 1,019 m² or 1,011 m²** with a valid building permit and complete project documentation for the construction of a **modern 5-star luxury villa with a swimming pool.**

This exceptional plot is situated in a **peaceful cul-de-sac**, ensuring minimal traffic and tranquility while still being conveniently close to essential amenities—a **restaurant just 50m away, a grocery store 200m away, and the center of Kaštelir only 1.1 km away.**

The slightly sloped terrain **offers breathtaking sea views**, while all necessary infrastructure—**electricity, water, and sewage—are at the plot's border.** The **sea is just 6.5 km away**, while Poreč is 13 km, Rovinj 45 km, and Pula Airport 60 km.

Building Plot Details

- **Total area:** 1,019 m² or 1,011 m²
- **Valid building permit**
- **Infrastructure (electricity, water, sewage) at the plot boundary**
- **Complete project documentation for a modern, high-end villa with a pool**
- **Price:** €290/m² + VAT

Land Features

- **Panoramic sea views** directly from the plot
- **Gently sloped terrain facing the sea**
- **Prime location** in a newly developed residential area of Kaštelir
- **Peaceful cul-de-sac** with minimal traffic
- **Close to amenities:** restaurant (50m), grocery store (200m), Kaštelir center (1.1km)
- **Distances:** 6.5 km to the sea, 13 km to Poreč, 45 km to Rovinj, 60 km to Pula Airport
- **Orientation:** Northeast - Southwest

Villa Project Highlights

- **Sea views from the ground floor and pool area**
- **Total net area:** 327 m²
- **Total living space + balconies, terraces (covered & uncovered):** 467 m²

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- **Heated infinity pool:** 58 m² (one side in glass)
- **4 bedrooms, each with an en-suite bathroom and sea view**
 - **Two bathrooms feature bathtubs and private balconies**
- **Spacious open-plan living room, dining area, kitchen, and billiard room**
- **Two separate staircases leading to two bedrooms each**
- **Wellness area with a Finnish sauna, shower, and WC**
- **Jacuzzi, billiard area**
- **Underfloor heating & cooling via heat pump + air conditioning**
- **Solar power system**
- **Outdoor firepit by the pool**
- **Glass roof section along both staircases**
- **Built-in barbecue integrated into vertical beams**
- **4 private parking spaces**

A truly unique opportunity to build a high-end villa in a **prestigious location** with stunning views and top-tier amenities. Contact us today for more details!

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
363 €

Average price/m² of this type
in this region:
215 €

Median price/m² of this type
in this region:
187 €

Average price/m² of this type
in Croatia:
267 €

Median price/m² of this type
in Croatia:
180 €

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