

Villa

Roškići, Kaštelir-Labinci, Istria



Ref	RE-U-20858
Type	Villa
Region	Istria > Porec
Location	Roškići, Kaštelir-Labinci
Front line	No
Sea view	Yes
Floorspace	183 sqm
Plot size	153 sqm
No. of bedrooms	5
No. of bathrooms	4
Price	€ 615 000

Villa

Roškići, Kaštelir-Labinci, Istria



Villa in Roškići, Kaštelir-Labinci under renovation (Porec area)!

Total area is 183 sq.m. Land plot is 153 sq.m.

A traditional stone house is being converted into villa with swimming pool.

Conversion will be completed in 2024.

The villa will have several levels:

The cellar is designed as a wine room, which the future owner can arrange according to his own wishes.

The ground floor consists of a living room, a kitchen with a dining room and a guest toilet.

An internal staircase leads to the first floor, where there are two bedrooms, each with its own bathroom, one of which has access to a covered terrace.

The internal stairs further lead to the high attic area, where there are two more bedrooms, each with its own bathroom.

There is an electric fireplace in the living room, and the entire ground floor has floor heating on a heat pump, while air conditioning for heating and cooling is installed in every room.

The entire interior is rustically decorated and retains the touch of the past. During the renovation, attention was paid to every detail and the original parts of the stone were kept.

There is a swimming pool and a sauna in the garden. The entire plot is surrounded by a stone wall, which ensures additional privacy and peace, and greenery will be planted as a hedge. The entire garden and the ground floor are covered with autochthonous Istrian stone, and the exterior carpentry is wooden.

The villa is sold partially furnished, i.e. with an equipped kitchen and equipped bathrooms and a guest toilet. While the future owner of the house can arrange it according to his own wishes, or it can be fully equipped with an additional charge of 55,000 euros, as can be seen in the visualizations.

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.

Villa

Roškići, Kaštelir-Labinci, Istria



Price per m²:
3361 €

Average price/m² of this type
in this region:
3906 €

Median price/m² of this type
in this region:
3891 €

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3850 €

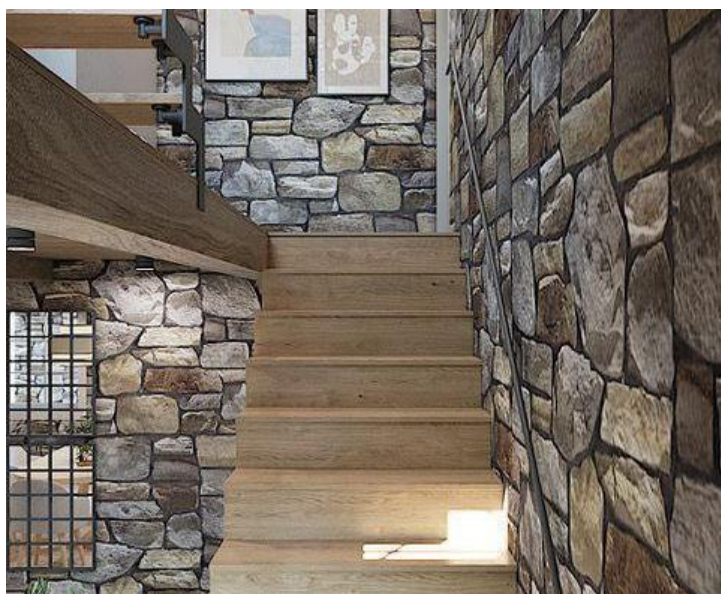
Villa

Roškići, Kaštelir-Labinci, Istria



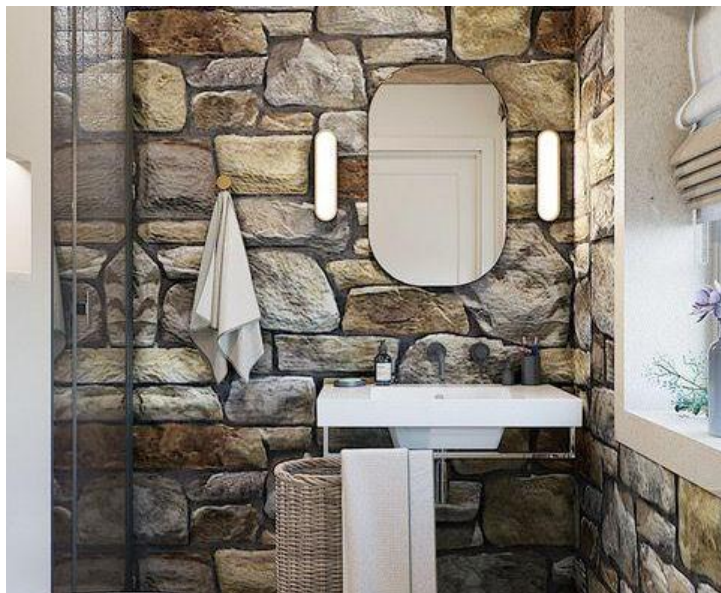
Villa

Roškići, Kaštelir-Labinci, Istria



Villa

Roškići, Kaštelir-Labinci, Istria



Villa

Roškići, Kaštelir-Labinci, Istria



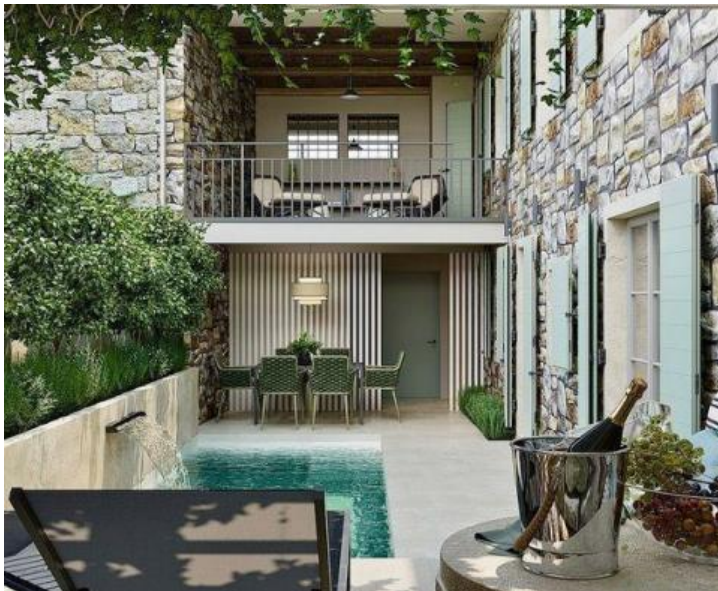
Villa

Roškići, Kaštelir-Labinci, Istria



Villa

Roškići, Kaštelir-Labinci, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

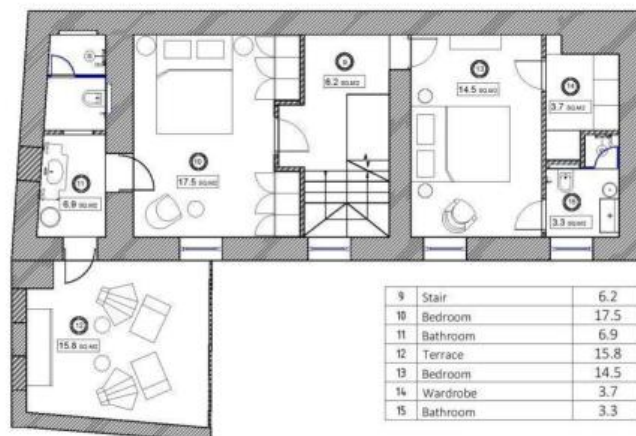
Villa

Roškići, Kaštelir-Labinci, Istria

Ground floor



First floor



Second floor

