Villa

Kaštelir-Labinci, Istria





Ref RE-U-27838

Type Villa

RegionIstria > PorecLocationKaštelir-Labinci

Front line No
Sea view Yes
Distance to sea 560

Distance to sea5600 mFloorspace218 sqmPlot size658 sqm

No. of bedrooms 4
No. of bathrooms 4

Price € 780 000



Modern villa in Kaštelir-Labinci, with distant sea views, cca. 5-6 km from the beaches. Total area is 218 sq.m. Land plot is 658 sq.m. Villa has to be completed in 2025.

The villa is ideally situated, allowing you to enjoy a tranquil environment with a beautiful sea view. This impressive property stands out not only for its exquisite architecture but also for the high-quality materials we have chosen, providing a standard that aligns with European quality criteria.

PROPERTY DESCRIPTION:

Upon entering the courtyard, you are greeted by designated parking, providing access to the villa. On the western side, there is a swimming pool and sunbathing area. The open panoramic sea view is visible from both the sunbathing area and the swimming pool.

Due to its ideal orientation, the pool and all accompanying amenities are bathed in sunlight throughout the day, ensuring a pleasant stay on the sunbathing terrace. The property also includes a covered area with a dining table.

Upon entering the villa, a vestibule/entrance hallway welcomes us, leading to a large "open space" area encompassing the living room, kitchen, and dining room. Communication with the swimming pool and outdoor facilities is facilitated by a glass wall that allows natural light throughout the day.

The ground floor also accommodates a spacious room with a bathroom, a fitness area with a sauna, a toilet, and a small storage room.

Ascending the internal staircase to the upper floor, there are three additional spacious bedrooms, each with a bathroom. Two of these bedrooms have access to an external terrace offering a fantastic sea view.

ADDITIONAL INFORMATION:

- Air conditioning in all rooms.
- Mosquito nets on all windows.
- Electric shutters.
- Triple-layer PVC windows.
- Underfloor heating preparation (heating with a heat pump is possible for an additional fee).
- Additional changes according to the buyer's preferences are possible for an extra charge.

The property presents an excellent investment opportunity or a peaceful family residence, given its location in an exceptionally quiet neighborhood.

Free of encumbrances.

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.



Price per m² 3578 €

Average price/m² of this type in this region: 3911 € Median price/m² of this type in this region: 3891 €

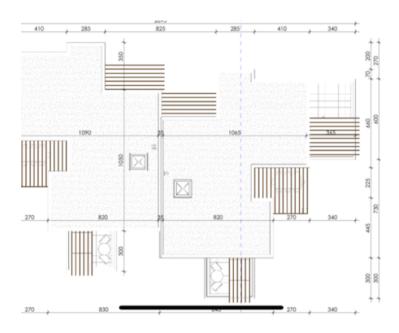
Average price/m² of this type in Croatia: 4364 € Median price/m² of this type in Croatia: 3866 €

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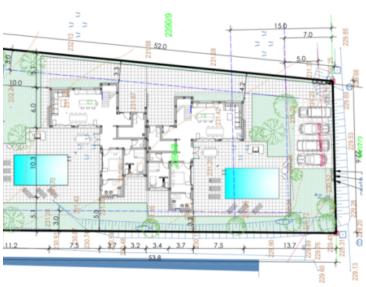


Villa

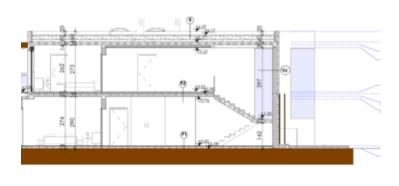
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