



<b>Code :</b>	19636
<b>Location :</b>	Kaštelir-Labinci
<b>Building size :</b>	467 m2
<b>Lot size :</b>	1010 m2
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	Yes
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	A+
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

**Price :** 1.950.000 €

Modern villa for sale, Kaštelir.

With a unique modern design, authentic stone parts and wooden elements, this villa represents the perfect blend of style and functionality that fits perfectly into the natural environment.

This luxurious villa located in the idyllic western part of Istria provides an ideal escape from the busy everyday life, offering at the same time the harmony of luxury and a relaxing atmosphere for rest and enjoyment. The proximity of wineries, renowned restaurants and olive oil producers ensures that future owners, in addition to the beauty of the villa itself and nature, will also enjoy top-notch gastronomic and oenological experiences.

Villa characteristics:

Net area with coefficients included: 327 m2

Net living area + balconies, covered and uncovered terraces: 467 m2

Swimming pool: 58 m2.

4 bedrooms with en-suite bathrooms, each with a sea view.

Of which, two bathrooms with balconies and bathtubs (protected from the view on 4 sides).

Large living room with open space to the dining room, kitchen, billiard room.

Double staircase, each leading to 2 bedrooms.

Finnish sauna with shower and toilet...