



Code :	27145
Location :	Kaštelir-Labinci
Building size :	330 m ²
Lot size :	970 m ²
Distance from center :	0 m
Distance from sea :	0 m
Seaview :	Yes
Number of floors :	2
Number of rooms :	4
Number of bathrooms :	4
Year of construction :	2025
Energy efficiency :	A+
Parking :	Yes
Air conditioning system :	Yes

Price : 1.300.000 €

For sale is a prestigious detached villa located in the peaceful settlement of Kaštelir, just 10 kilometers from Poreč and the sea. The villa is built on a spacious plot of 971 m², surrounded by a Mediterranean garden, impressive 5-meter tall pines, and an elegantly designed sunbathing area and terrace by the pool.

The total net area of the house is 330.50 m², spanning two floors.

Ground floor:

- A spacious open-plan living room, kitchen, and dining area (50 m²) with large glass walls connecting the interior to the outdoor terrace and pool,
- One bedroom with an en-suite bathroom and access to the terrace and pool,
- Guest toilet and a practical storage room.

First floor:

- Master bedroom with a private bathroom and access to a covered terrace of 80 m², offering a panoramic view of the sea and olive groves,
- Two additional bedrooms, each with its own bathroom.

Equipment and features:

- Italian ceramics measuring 120x120 cm,
- First-class oak parquet from a renowned Croatian manufacturer,
- Sanitary fixtures and bathroom furniture included,
- Built-in lighting,
- Underfloor heating via heat pump (air-wa...