

Villa

Kaštelir, Istria



Ref	RE-U-36858
Type	Villa
Region	Istria > Porec
Location	Kaštelir
Front line	No
Sea view	Yes
Distance to sea	4500 m
Floorspace	360 sqm
Plot size	4000 sqm
No. of bedrooms	5
No. of bathrooms	5
Price	€ 1 300 000

Luxury Stone Villa with Panoramic Sea Views in Istria - 4000 m² Estate with Pool & Wine Cellar!

Nestled in the picturesque **Kaštelir-Labinci municipality** on the **west coast of Istria**, this **stunning stone villa** offers breathtaking **panoramic sea views**, **luxurious amenities**, and **absolute privacy**. Located just **13 km from Poreč**, a renowned Croatian tourist destination, the area is known for its **vineyards, olive groves, and premium local produce**, including **wine, olive oil, and honey**.

Situated **only 4 km from the Adriatic Sea**, this **newly built estate** sits at the **edge of a construction zone**, ensuring **unobstructed views**, as it is surrounded on two sides by **protected agricultural land**.

Exclusive Features & Spacious Layout

Spanning **360 m²** across **three levels** (basement, ground floor, and first floor), the villa is set on a **massive 4000 m² plot**, offering plenty of **outdoor space, lush greenery, and a private pool**.

Ground Floor - Open-Concept Living with Stunning Views

- A **spacious hallway** leading into the villa's bright and airy interiors
- **Open-plan living area**, seamlessly connecting the **living room, dining area, and a fully equipped kitchen**
- Floor-to-ceiling windows allowing **abundant natural light** and direct **access to the terrace and pool**
- **Two elegant bedrooms**, each with a **private en-suite bathroom**
- **Guest toilet, boiler room, and a private garage**

First Floor - Luxurious Bedrooms with Private Terraces

- **Three spacious bedrooms**, each featuring an **en-suite bathroom** and access to **expansive private terraces**
- **One bedroom includes a walk-in closet**
- **Breathtaking sea views** from every room

Basement - Private Wine Cellar & Entertainment Space

- **Dedicated wine cellar** - perfect for wine enthusiasts
- **Large entertainment room**, ideal for a **home gym, game room, or spa area**

Outdoor Oasis - Private Pool & Summer Kitchen

The **beautifully landscaped 4000 m² property** includes:

- **Swimming pool**, perfect for relaxing on warm summer days
- **Charming garden house** with a **summer kitchen, covered outdoor dining area, and a private toilet**
- **Outdoor parking for two cars**

High-End Comfort & Energy Efficiency

- **Underfloor heating via heat pumps** for year-round comfort
- **Cooling system with collectors** for energy-efficient climate control
- **Septic tank installed for wastewater management**

An Exceptional Investment or Dream Home

This **exclusive stone villa** is a **masterpiece of elegance and luxury**, designed with **meticulous attention to detail**. Whether you're looking for a **high-return investment in tourism** or a **private Mediterranean retreat for family living**, this property offers an **unmatched lifestyle in one of Istria's most desirable locations**.

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:
3611 €

Average price/m² of this type
in this region:
3897 €

Median price/m² of this type
in this region:
3869 €

Average price/m² of this type
in Croatia:
4699 €

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

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