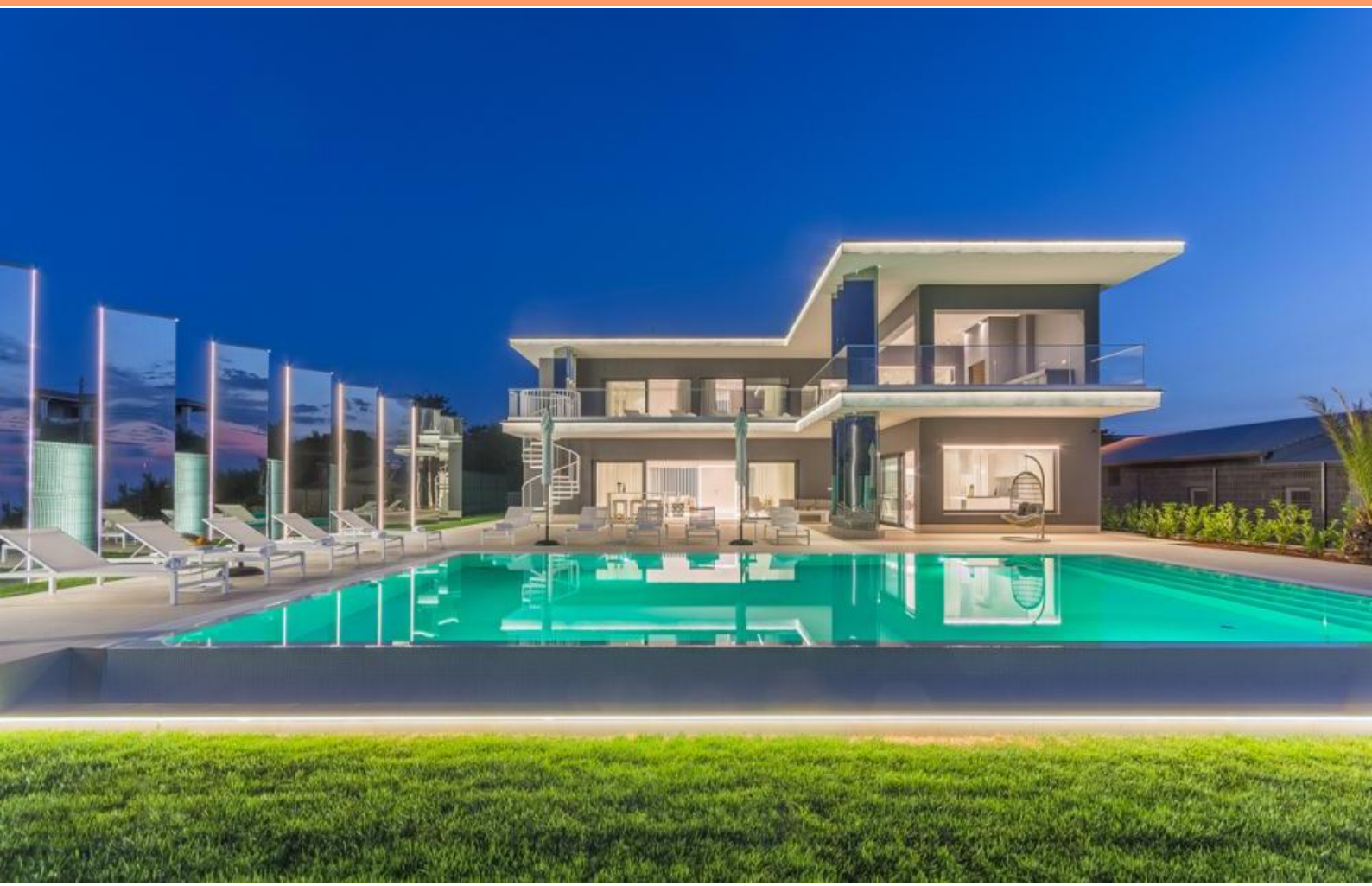
Villa
Kastelir, Istria

Adrionika
Real Estate in Croatia



Ref	RE-AB-V-54-U-5218
Type	Villa
Region	Istria › Porec
Location	Kastelir
Front line	No
Sea view	Yes
Distance to sea	7000 m
Floorspace	400 sqm
Plot size	1000 sqm
No. of bedrooms	5
No. of bathrooms	5
Price	€ 2 690 000

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Kastelir, Istria

Outstanding work of famous Croatian architect Ante Urban in Porec area, in Kastelir paradise. Villa won a prize for best interior design of private residence in Croatia for 2019-2020.
Fantastic sea and countryside view is opening from the terraces of the villa.

Total surface of this luxurious villa is 400 sq.m., land plot is 1000 sq.m.

Lower level offers two bedrooms with en-suite bathrooms, walk in wardrobes, brilliant full equipped kitchen, cosy dining area, bar with vinoteque, salon opening to the terrace and swimming pool.
Upper level area offers spacious hall, three bedrooms with bathrooms en-suite, wonderful circular terrace ending with a roof lounge with BBQ zone and summer dining area.
Villa can accomodate 10 people on a villa.

The garden is decorated by wonderful mosaic pool of 11x6 meters, sunbathing area, lovely greenery.

Special features of the villa are panoramic glazing and extraordinary glass panels which are a genuine architect idea to enlarge space and add light and air to the whole building and surrounding area. This unusual solution makes villa not only charming but distinguished as a pice of architecture.
Villa is just 7 km from wonderful Porec beaches. You can also enjoy Porec and Novigrad town which are a short drive away.
This is a place you will really enjoy. This is a property an owner might be proud of. This is a piece of art other architects may envy.

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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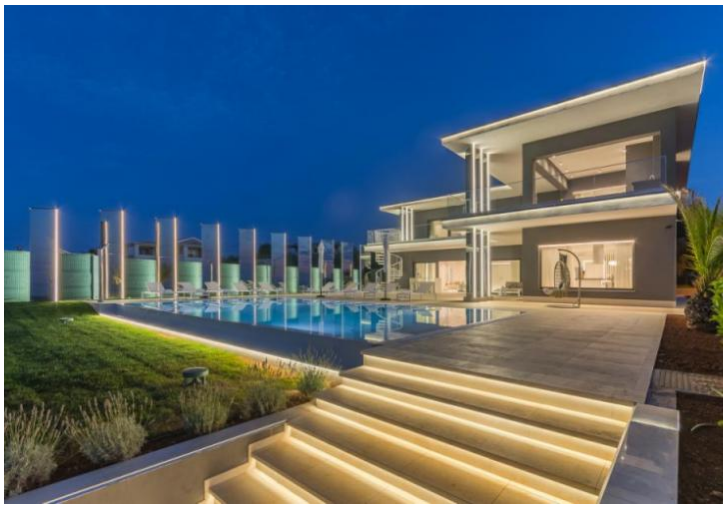



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