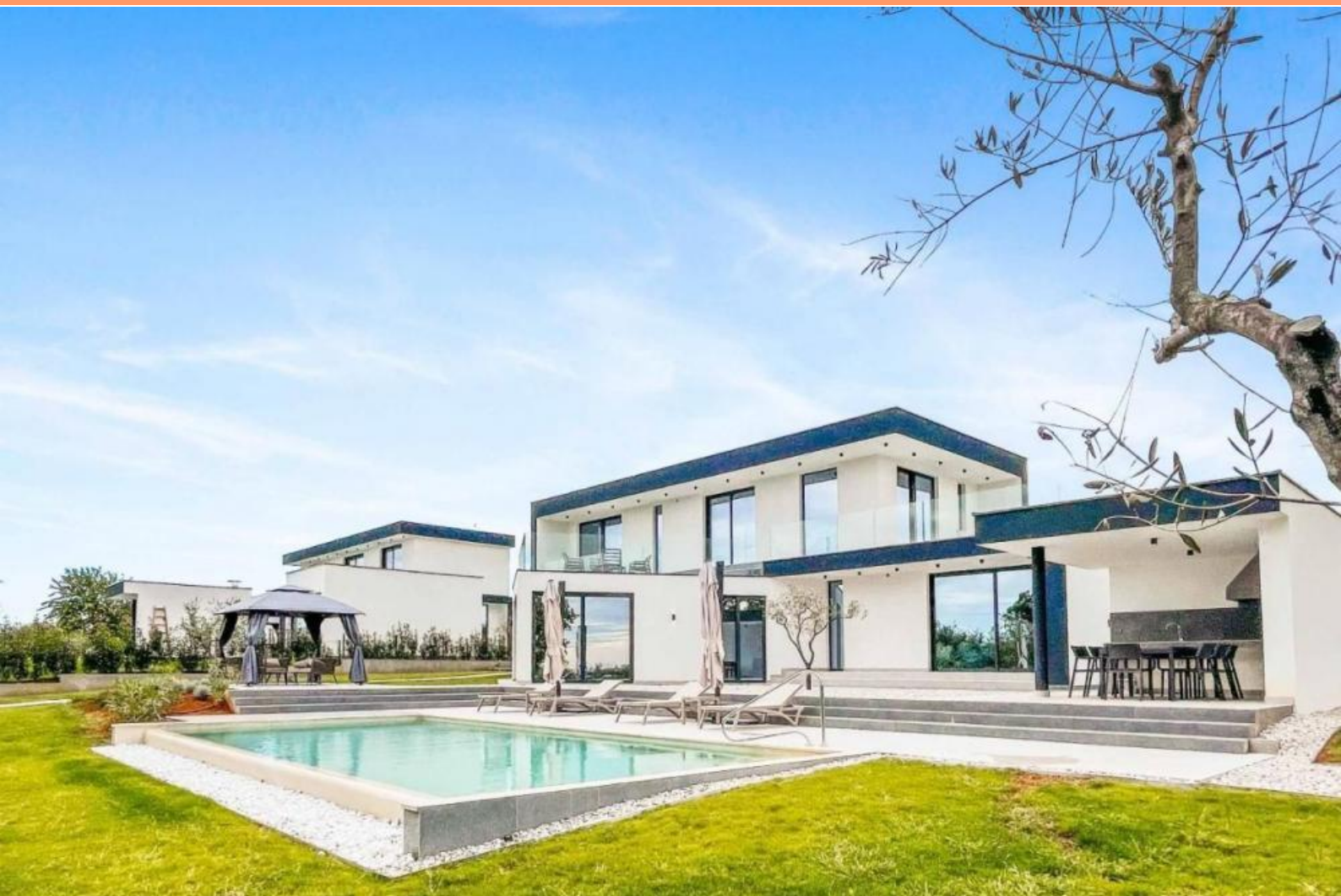


Villa

Kaštelir, Kaštelir-Labinci, Istria



Ref	RE-U-15801
Type	Villa
Region	Istria > Porec
Location	Kaštelir, Kaštelir-Labinci
Front line	No
Sea view	Yes
Distance to sea	7000 m
Floorspace	403 sqm
Plot size	1450 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 1 250 000

Tel: +385 91 357 3071 Viber, Whatsapp
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Kaštelir, Kaštelir-Labinci, Istria



Beautiful sample of 2022 architectural fasion in Istria!

Magnificent new modern villa in Kastelir, Labinci with distant sea views, just 7 km from sea and from Porec town!

Perfect advantageous and highly demanded location not far from Slovenian border and international airport of Pula.

Total area of villa builing is 403 sq.m. Land plot is 1450 sq.m.

Villa consists of a basement, ground floor and first floor.

On the basement level there is a gym, wc, sauna and jacuzzi. The space has direct access to the pool In the yard there is a heated swimming pool with a sunbathing area and a summer kitchen.

On the open ground floor there is a hallway, a kitchen with a dining room, a large living room with direct access to the terrace, storage room, guest wc, and bedroom with bathroom.

On the upper floor there are 3 bedrooms, each with its own bathroom.

All rooms have access to a shared terrace it has a view of the surrounding greenery and the sea.

Ideal property for investment for the purpose of tourist rentals.

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.

Villa

Kaštelir, Kaštelir-Labinci, Istria



Price per m²:
3102 €

Average price/m² of this type
in this region:
3906 €

Median price/m² of this type
in this region:
3881 €

Average price/m² of this type
in Croatia:
4377 €

Median price/m² of this type
in Croatia:
3867 €

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