

Villa

Kaštelir, Kaštelir-Labinci, Istria



Ref	RE-U-15832
Type	Villa
Region	Istria > Poreč
Location	Kaštelir, Kaštelir-Labinci
Front line	No
Sea view	No
Distance to sea	10000 m
Floorspace	190 sqm
Plot size	880 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 705 000

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Single-storey villa with swimming pool in Kastelir-Labinci near Porec!

Ideal option for those who do not like to climb the stairs all the day long.

Perfect option for elder people or for families with kids.

Total area is 190 q.m. Land plot is 880 sq.m.

The villa will consist of a spacious living room with a modern fireplace that will provide the future owners with additional atmosphere and warmth on winter days, a kitchen with a dining room, three spacious bedrooms with their own bathrooms, a relaxation room with a sauna, a wardrobe, a storage room and a toilet.

Glass walls will be placed through the living room, which will allow additional light to enter the space. The kitchen and the living room will lead to a covered terrace where there will be a summer kitchen. The villa will be built from high-quality materials with up-to-date equipment.

There will be underfloor heating on a heat pump, solar panels, and each room will have an air conditioner. The floors will be laid with modern, large-format Italian ceramics and parquet.

A heated swimming pool of 50 sq.m. and a summer kitchen will be located on the beautifully landscaped garden. The yard will be fenced and will have an automatic gate and irrigation.

Video surveillance and an alarm will also be installed to ensure additional security.

Villa is offered for sale without furniture.

Please, note that in 2022 most of villas are offered at the stage of construction with completion date in 2023 because all ready-made villas are sold out due to hurricane demand in Istria.

Newly constructed villas will be 20-30% more expensive than 2 years ago because materials and workforce became more expensive.

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:
3711 €

Average price/m² of this type
in this region:
3896 €

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

Average price/m² of this type
in Croatia:
4700 €

Median price/m² of this type
in Croatia:
3861 €

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