

# Villa

## Kaštelir, Istria



<b>Ref</b>	RE-U-23765
<b>Type</b>	Villa
<b>Region</b>	Istria > Poreč
<b>Location</b>	Kaštelir
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	13000 m
<b>Floorspace</b>	306 sqm
<b>Plot size</b>	1011 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 950 000

Luxury villa under construction with sea views in Kastelir area near highly demanded super-popular Porec! We offer a very high-quality and carefully planned villa in a beautiful location, which is part of a new project by already awarded investors for the award of the most luxurious holiday villa. Future owners are guaranteed quality, beautiful interiors and exteriors, comfort, convenience and, above all, luxury. This luxurious villa located in the idyllic western part of Istria provides an ideal escape from the busy everyday life, offering at the same time the harmony of luxury and a relaxing environment for rest and enjoyment. The proximity of wineries, renowned restaurants and olive oil producers ensures that the future owners, in addition to the beauty of the villa itself and nature, will also enjoy superb gastronomic and oenological experiences. With a unique modern design, authentic stone parts and wooden elements, this villa represents a perfect combination of style and functionality that fits perfectly into the natural environment. Modern lines and shapes blend elegantly with natural elements, creating a harmonious blend of tradition and innovation. Large glass walls allow abundant natural light to illuminate every corner of the space. This approach not only creates a feeling of spaciousness, but also harmonizes the interior with the surrounding environment. This beautiful villa offers 306 m<sup>2</sup> of living space, 152 m<sup>2</sup> of space belonging to different terraces within the villa and a swimming pool that offers 58 m<sup>2</sup> of space for complete hedonism. Land plot is 1011 sq.m. An indispensable part of this modern concept are the openings on the roof, the entire length above the stairs, which, in addition to natural light, provide a unique opportunity to experience the feeling of freedom and connection with the atmosphere and natural elements. Openings on the roof allow a view of the starry sky at night, creating a special atmosphere and experience. The infinity pool is the center of this modern villa, creating the illusion of merging the water with the sky or the sea in the distance. One of the walls of the pool is made of transparent glass, which creates a unique visual effect. Next to the pool itself, separated only by transparent glass, there is a fire pit, another enchanting addition that completes the ambiance of the villa. The fire pit, located at the level of the pool, provides warmth and a romantic atmosphere, creating the perfect place to socialize and relax. In the evening, a flash of flame reflects off the glass wall of the pool, creating a play of light. For a complete experience, future owners will have the opportunity to relax in an elegant sauna with a starry sky or enjoy the intoxicating experience of an outdoor jacuzzi.

Details of the villa:

- Four bedrooms with en-suite bathrooms and sea views
- Of which two bathrooms with open balconies and bathtubs (protected from the view from 4 sides)
- Large living room with open space towards the dining room, kitchen, billiard room
- Double staircase
- Finnish sauna with shower and WC
- Billiards
- Jacuzzi
- Underfloor heating and cooling with a heat pump and fan convectors
- Solar power plant
- Infinity pool
- Heated swimming pool with a heat pump
- Side of the pool in glass

# Villa

## Kaštelir, Istria



- Part of the roof in glass (along the entire length of the left and right stairs)
- Firepit next to the pool
- Barbecue integrated into the side, vertical beams
- Alarm, cameras
- Wide entrance smart, pivot door
- Alu carpentry, blinds with sensors and remote control
- The land is completely fenced and landscaped
- Automatic garden irrigation
- Charger for electric vehicles 4 parking spaces

ADDITIONAL SMART HOME: heat pump heating/cooling regulation via app/mobile phone alarm and camera regulation via mobile phone, opening external car doors via mobile phone, unlocking external doors to the villa via the application of blinds and curtains with remote control Part of the toilet in the SMART home system

The planned start of construction is the first half of 2024, and completion is planned by the end of the same year. The land is located in the western and very quiet part of Kaštelir, only 11 km from Novigrad, i.e. 13 km from Poreč.

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.

### **Property advantages:**

Swimming pool  
Spa  
Sauna  
Garden  
Modern

# Villa

## Kaštelir, Istria



Price per m<sup>2</sup>:  
6.373 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.002 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.868 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.567 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

# Villa

Kaštelir, Istria



# Villa

## Kaštelir, Istria



# Villa

## Kaštelir, Istria



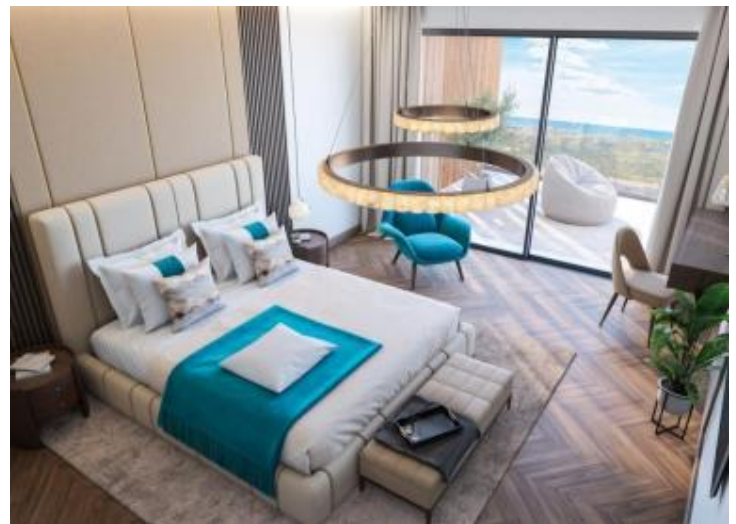
# Villa

Kaštelir, Istria



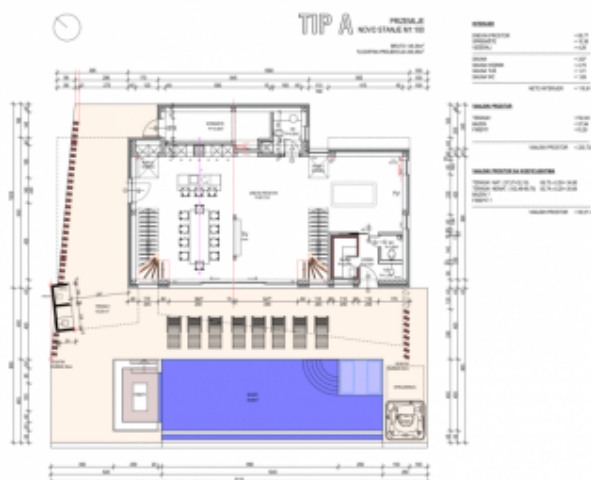
# Villa

## Kaštelir, Istria



# Villa

## Kaštelir, Istria



# Villa

## Kaštelir, Istria

