



Code :	02509
Location :	Kaštelir-Labinci
Building size :	327.00 m2
Plot size :	1000 m2
Distance from center :	500 m
Distance from see :	9000 m
Numer of floors :	2
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Sea View :	Yes
Parking :	Yes
Energy efficiency :	being prepared
Year of construction :	2024
Swimming pool :	Yes
Jacuzzi :	Yes
Sauna :	Yes
Underfloor heating :	Yes
Barbecue :	Yes
Alarm :	Yes
Video surveillance :	Yes
Heat pump :	Yes

Price : 1.950.000 €

KAŠTELIR - 12 km from Poreč and approx. 9 km from the beach, in an extremely beautiful and attractive location - a beautiful modern villa under construction that stands out for its modern design, authentic stone parts and wooden elements, this villa represents a perfect combination of style and functionality that ideally fits 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. 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 ambience 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, the flash of flame reflects off the glass wall of the pool, creating an enchanting 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. 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.

Swimming pool: 57,94 m2

Characteristics of the villa:

- Four bedrooms with en-suite bathrooms and sea views
- Including two bathrooms with open balconies and bathtubs (protected from the view from 4 sides)
- Large living room with open space to the dining room, kitchen, billiards room
- Double staircase
- Finnish sauna with shower and toilet
- Billiards
- Jacuzzi
- Underfloor heating and cooling with a heat pump and fan convectors
- ☐Solar power plant
- Infinity pool
- Heated pool with a heat pump
- The side of the pool in glass
- Part of the roof in glass (along the entire length of the left and right stairs)
- Firepit by the pool
- Grill integrated into the side, vertical beams
- Alarm, cameras
- Wide entrance smart, pivot door
- Aluminum carpentry, blinds with sensors and remote control
- The land is completely fenced and landscaped
- Automatic irrigation of the garden
- Charger for electric vehicles
- 4 parking spaces

The price is 1,950,000 euros (price including VAT and furniture)

Payment according to construction stages.

NOTE: We are not responsible for any errors in property descriptions, but we strive to be as precise and accurate as possible. The property can only be viewed with a signed Brokerage Agreement, which serves as the basis for further actions related to the purchase and the payment of the commission, all in accordance with the Real Estate Brokerage Act.