



Code :	02678
Location :	Kaštelir-Labinci
Building size :	1011.00 m ²
Plot size :	1011 m ²
Distance from see :	6500 m
Sea View :	Yes
Energy efficiency :	being prepared
Građevinska :	Yes
Vlasnički list :	Yes

Price : 366.500 €

Building land for sale with an area of

1,019 m² / 1,011 m² with a valid building permit and complete project documentation for the construction of a modern luxury villa with a swimming pool, 5-star categorization. The land is located in an exceptional micro-location in a quiet cul-de-sac, with minimal traffic and close to all amenities - a restaurant at 50 m, a shop at 200 m, and the center of Kaštelir at 1.1 km. The plot is slightly inclined towards the sea, which provides a beautiful view, while the infrastructure is located at the very border/entrance of the plot. The distance to the sea is 6.5 km, Poreč 13 km, Rovinj 45 km, and Pula airport 60 km.

Building plot

- 1,019 m² - total land area (or 1,011 m²)
- Legal building permit
- Electricity, water, sewage at the plot boundary
- Complete project documentation for the construction of a luxurious, modern villa with a swimming pool, 5-star category
- Price: €290/m² + VAT

Plot characteristics

- Sea view from the plot itself
- Terrain with a gentle slope towards the sea
- Exceptional microlocation in a part of Kaštelir where construction has only recently been allowed
- Street (access road) dead-end with minimal traffic, complete peace
- Proximity to restaurants (50m), shops (200m), center of Kaštelir (1.1km)
- Distance to the sea 6.5km, to Poreč 13km, Rovinj 45km, Pula Airport 60km
- Land orientation: northeast - southwest

Villa characteristics (project)

- Sea view from ground floor, swimming pool
- Net area with coefficients included: 327 m²
- Net living area + balconies, covered and uncovered terraces: 467 m²
- Swimming pool: 58 m²
- 4 bedrooms with en-suite bathrooms, each with a sea view
- Two bathrooms with balconies and bathtubs (protected from view on



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4 sides)

- Large living room with open space to the dining room, kitchen, billiard room
- Double staircase, each leading to 2 bedrooms
- Finnish sauna with shower and toilet
- Billiards, Jacuzzi
- Underfloor heating and cooling with heat pump and air conditioning
- Solar power plant
- Infinity, heated pool with heat pump and one side in glass
- Firepit by the pool
- Part of the roof in glass (along the entire length of the left and right stairs)
- Barbecue integrated into the side, vertical beams
- 4 parking spaces

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.