HABITARE REAL ESTATE
Mate Vlašića 20, 52440 Poreč
mail: info@habitare.hr
web: habitare.hr
Tel: +385 52 433 801 | Mob: +385 98 411 430







Code :	02678
Location :	Kaštelir-Labinci
Building size :	1011.00 m2
Plot size :	1011 m2
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

HABITARE REAL ESTATE
Mate Vlašića 20, 52440 Poreč
mail: info@habitare.hr
web: habitare.hr
Tel: +385 52 433 801 | Mob: +385 98 411 430

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.