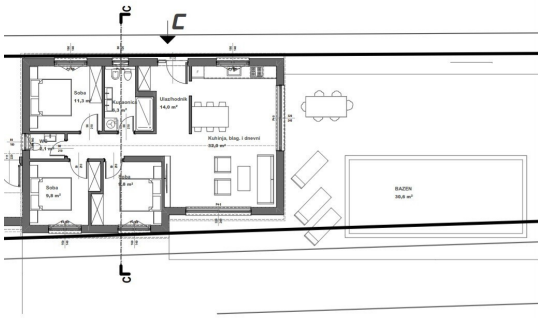
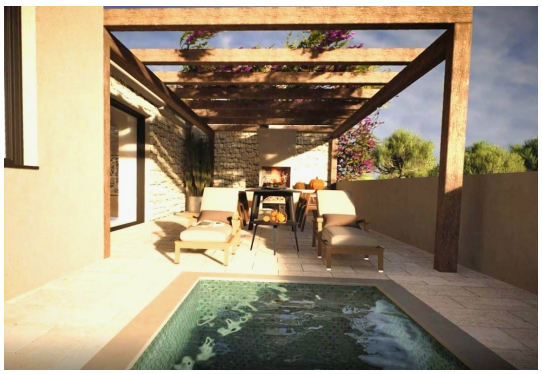
**HABITARE REAL ESTATE**
**Mate Vlašića 20, 52440 Poreč**
**mail: info@habitare.hr**
**web: habitare.hr**
**Tel: +385 52 433 801 | Mob: +385 98 411 430**









| | |
|---|---|
| **Code :** | 02761 |
| **Location :** | Kaštelir-Labinci |
| **Building size :** | 92.00 m2 |
| **Plot size :** | 250 m2 |
| **Garden size :** | 250 m2 |
| **Distance from center :** | 500 m |
| **Distance from see :** | 8000 m |
| **Number of bedrooms :** | 3 |
| **Number of rooms :** | 4 |
| **Number of bathrooms :** | 1 |
| **Number of toilets :** | 1 |
| **Energy efficiency :** | being prepared |
| **Year of construction :** | 2025 |
| **Swimming pool :** | Yes |
| **Air conditioning :** | Yes |
| **Underfloor heating :** | Yes |
| **Građevinska :** | Yes |
| **Air conditioning :** | Yes |

Price : 460.000 €

In a beautiful and peaceful location near Poreč, just 12 km from the city and only 8 km from the sea, a modern and well-built house is for sale – the last in a row of three newly built houses. The plot is approximately 250 m², featuring a private yard, a large swimming pool, and additional amenities that ensure comfort, security, and high living quality.

The house has a net living area of 92 m² and consists of an entrance hall, a spacious living room with kitchen and dining area, a covered terrace, three bedrooms, a bathroom, and a guest toilet. The outdoor area includes a sunbathing area by the pool, a landscaped garden, and a closed storage room with an external entrance. Two private parking spaces are located next to the house.

An electric vehicle charging station is planned at the parking lot near the entrance, and the house is equipped with preparation for solar panels as well as a fireplace, further enhancing energy efficiency and comfort.

Heating is provided by electric underfloor heating, and air conditioners will be installed in the living room and hallway. Both systems can be controlled via an app thanks to smart Wi-Fi thermostats.

Security is ensured by a video surveillance system with cameras on the front and rear sides of the house, and additional comfort is provided by electric shutters and high-quality joinery.
High-quality materials are used in the construction and finishing of the house, and the entire project is thoughtfully designed to meet the needs of modern living – whether you are looking for a permanent home, a luxury holiday house, or a secure rental investment.

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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.