



<b>Code :</b>	02214
<b>Location :</b>	Kaštelir-Labinci
<b>Building size :</b>	248 m2
<b>Lot size :</b>	1263 m2
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	8
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<b>Distance from center :</b>	600 m
<b>Distance from sea :</b>	9000 m
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2023
<b>Pogled na more :</b>	Yes
<b>Parking :</b>	Yes

**Price :** 940.000 €

For sale, an attractive modern villa of 248 m2 located on a plot of land of 1,263 m2, 9 km from the sea and 11 km from the center of Poreč.

The ground floor of the villa consists of an entrance hall, a spacious living room with a kitchen and dining room, two storage rooms, a toilet, a bedroom with an en suite bathroom and a covered terrace with a summer kitchen. An elegant staircase leads to the first floor of the villa, where there are three bedrooms, each with an en suite bathroom. One bedroom has a terrace with a sea view.

The whole villa has a lot of glass walls that enrich this villa with lots of sunlight. The floors will be equipped with high-quality Italian ceramics. The exterior carpentry will be aluminum and the interior will be solid wood. The villa has electric underfloor heating and air conditioning in every room.

There will be two parking spaces, a 32 m2 swimming pool with an outdoor shower and a beach on the beautiful fenced plot of 1,263 m2, and grass and three autochthonous olive trees will be planted.

This attractive, modern and luxurious villa is an ideal investment for a luxury va...