PARENTIUM NEKRETNINE
Bračka 41, 52440 Poreč
mail: info@parentium-nekretnine.com
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Code :	01188
Location :	Kaštelir-Labinci
Building size :	300 m2
Lot size :	1388 m2
Distance from center :	1500 m
Distance from sea :	10000 m
Number of floors :	2
Number of rooms :	8
Number of bedrooms :	5
Number of bathrooms :	5
Number of toilets :	1
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Air conditioning heating :	Yes
Fan coil heating :	Yes
Year of construction :	2024
Energy efficiency :	Not specified

Price :	1.650.000 €

A beautiful modern villa with a swimming pool and a beautiful view of the sea,
This beautiful luxury villa with five bedrooms, a spacious garden, a swimming pool and a beautiful view of the sea is for sale.
The villa is built on two floors. On the ground floor of the villa there is an entrance area, an open space kitchen with an island, a dining room and a living room, a storage room with a laundry room, one bedroom with its own bathroom, a study and a guest toilet. A glass sliding wall extends throughout the lower part, from which you can access a covered terrace, a sunbathing area and a heated pool. On the second floor there is a sleeping area, i.e. 4 bedrooms, one bedroom with its own bathroom with access to the balcony, 2 bedrooms with bathrooms and exits to the covered terrace, master bedroom with bathroom and dressing room (en suite) and exit to the covered terrace . From the second floor, there are external stairs that lead to the roof, where there will be a jacuzzi, a sunbathing area and a corner for socializing and relaxing with a panoramic view.
Heating and cooling in the villa will be provided through heat pumps, aluminum joinery will be installed.
In the yard there is a spacious summer kitchen, as well as a sauna with accompanying rooms and a 50m2 swimming pool in a beautifully landscaped garden.
This villa is full of natural light, designed according to the latest and highest quality standard of living. Only the highest quality materials and furniture were used in the construction and furnishing. This beautiful project combines modern and traditional. Comfort and luxury available to future owners.

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The villa is located only 10 minutes from Poreč and the sea. In the vicinity of the villa there are shops, pharmacies, restaurants and similar facilities. The distance from the Istrian epsilon is 4 km, the distance from the airport in Pula or Trieste is only 60 kilometers.