



<b>Code :</b>	00960
<b>Location :</b>	Kaštelir-Labinci
<b>Building size :</b>	222 m2
<b>Lot size :</b>	882 m2
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified

**Price :** 840.000 €

Poreč, surroundings

For sale attractive modern villa of 221 m2 located on a plot of 882 m2, 9 km from the sea and 11 km from the center of Porec.

The ground floor of the villa consists of an entrance hall, spacious living room with kitchen and dining area, storage room, toilet, bedroom with en suite bathroom and covered terrace with 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 overlooking the sea.

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

On a beautiful fenced garden of 882 m2 there will be two parking spaces, a swimming pool of 32 m2 with an outdoor shower and a beach and will be planted grass and three indigenous olive trees.

This attractive, modern and luxurious villa is an ideal investment for a luxury holiday or tourist rental.

The price for the completed villa is 815.000 € with 25% VAT included.