



## House Labinci, Kašteliir-Labinci, 262,20m<sup>2</sup>



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 1.17

### Ubicación

País:	Croacia
Estado/Región/Provincia:	Istria
Publicado:	09/09/2025
Descripción:	
Location:	Istarska županija, Kašteliir-Labinci, Labinci.

In one of the most desirable locations in Istria, in the beautiful town of Kašteliir, we offer for sale a semi-detached building in the Roh-Bau phase, located on a plot of 900 m<sup>2</sup>. The property is located in a quiet and sought-after location that provides the perfect balance between privacy and proximity to all necessary amenities. This investment is ideal for those who are looking for a luxurious home or want to combine private life and tourist rental.

The building consists of two residential units, each with a net area of 131.1 m<sup>2</sup> (262.2 m<sup>2</sup> in total). Each unit has its own pool of 36 m<sup>2</sup>, which further emphasizes the impression of luxury and comfort.

Layout of the living space:

Ground floor:

Spacious open-concept living room connected to the kitchen and dining room  
Exit to the terrace and garden with a swimming pool, ideal for summer gatherings  
Guest toilet  
Storage/technical room  
A laundry and drying area

First floor:

Two bedrooms, each with its own bathroom and wardrobe  
Each room has a balcony: one offers a stunning view of the sea, and the other a peaceful view of the garden and pool



Kaštelir is one of the most sought-after places in Istria, known for its peace, authentic Istrian ambiance and proximity to the sea. It is located only 10 km from Poreč and 6 km from the coast, and the town has all the necessary amenities for a pleasant family life: shops, restaurants, a school, a post office and numerous wine roads and agrotourism. The terrain offers a beautiful panoramic view of the sea, which gives this property a special charm.

#### Advantages:

Excellent and sought-after location in Istria

Infrastructure (water, electricity) already on the plot

Quality construction and modern layout

Lots of natural light and large openings to the garden

Possibility of completing the building in the Roh-Bau phase according to your own wishes and ideas

#### Investment potential:

This property is a perfect investment opportunity - you can enjoy one unit privately and use the other for tourist rental. The location is extremely attractive for tourists thanks to its proximity to the sea, the city of Poreč and the rich gastronomic and cultural offer of Istria.

A viewing of the property is possible with a signed brokerage contract, which is the basis for further actions regarding the purchase and sale in accordance with the Real Estate Brokerage Act. In the case of a purchase and sale, the agency commission is 3% + VAT and is charged when concluding a preliminary contract/purchase agreement.

ID CODE: ALG-3360

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#### Común

Dormitorios:	2
Baños:	2
Pies cuadrados terminados:	262.2 m2
Tamaño del lote:	900 m2

#### Room details

Total rooms:	5
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#### Building details

Outdoor Amenities:	Pool
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#### Lease terms



# IMLIX

**IMLIX Mercado Inmobiliario**

<https://www.imlix.com/es/>

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Date Available:

## **Información adicional**

URL sitio web:

[http://www.arkadia.com/RFVY-T3096/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/RFVY-T3096/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

278068

