



ISTRIA, POREČ (surroundings) - Beautiful luxury villa with pool



Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale

Location

Country: Croatia
State/Region/Province: Istria
Posted: Jul 25, 2026
Description:
Location: Istarska županija, Kaštelir-Labinci, Deklići.

ISTRIA, POREČ (surroundings) - Beautiful luxury villa with pool

On the west coast of Istria, surrounded by lush Mediterranean vegetation that blends with olive groves, vineyards and fields, is the Municipality of Kaštelir-Labinci. Two places - Kaštelir and Labinci, tal. Castelier - S. Domenica, were gradually urbanized over the centuries, which resulted in their convergence, so that today they form one place, located ten kilometers north of Poreč. The villa is located in a quiet place only 8 km away from Poreč and the beaches in the largest green oasis of the northern Adriatic. The nearest beach is only 4 km from the place itself. The villa is located on a plot of 1864 m² and its total size is 400 m². The villa extends over two floors and consists of two fully furnished spacious living rooms, a kitchen and a dining room. The spacious living room is equipped with a Smart TV and a fireplace. In total, there are five bedrooms and four bathrooms, as well as one guest toilet and storage room. From the living room and dining room you can directly access the covered terrace where there is a swimming pool that offers a view of greenery, peace and quiet. Each room is equipped with air conditioners. The interior of the villa is professionally and qualitatively decorated with a style in which the modern style prevails. From the terrace on the first floor there is an equipped summer kitchen and a covered terrace that offers a beautiful view of the yard and the pool. The garden in front of the villa is decorated with Mediterranean plants, and the central place in the garden is occupied by a large swimming pool with a sunbathing area that allows complete enjoyment on hot summer days. There is also a jacuzzi in the yard. The land is completely surrounded by a stone wall and a hedge that provides privacy and a sense of security. The yard is equipped with additional content such as mini football, volleyball, children's



playground, bicycles and an outdoor fireplace. The parking space is provided and is located in the yard next to the villa. The place is very typical, with autochthonous Istrian stone houses and holiday villas and a famous winery. It is located very close to the highway exit. All the necessary facilities for life, from restaurants, schools, kindergartens, pharmacies, post offices and a beautiful nature park, are located in the immediate vicinity of the town. Due to its authenticity and the luxury that this villa provides, the villa is an ideal investment both for family life and for a tourist rental.

Dear clients, the agency commission is charged in accordance with the General Business Conditions:
www.dux-nekretnine.hr/opci-uvjeti-poslovanja

ID CODE: 34332

Stefani Kapel

Agent s licencom

Mob: +385 92 106 5592

Tel: +385 91 480 8808

E-mail: stefani@dux-istra.com

www.dux-istra.com

Built: 2015

Common

Bedrooms: 5
Bathrooms: 4
Finished sq. ft.: 400 sq m
Lot Size: 1400 sq m

Room details

Total rooms: 12

Building details

Parking: Yes
Outdoor Amenities: Pool
Number of Floors: 2

Rental details

Furnished: Yes

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/IOUL-T18373/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM



IMLIX

IMLIX Real Estate Marketplace
<https://www.imlix.com/>

Contact information

IMLIX ID:

546281

