EURO PARTNER
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Code :	00110
Location :	Kaštelir-Labinci
Land area :	4423 m2

Price : 1.120.000 €

AMENITIES

Sea view :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes

Istria, Poreč, Kaštelir,

For sale is an extraordinary building plot located in the beautiful area of Kaštelir. This land offers a spectacular view of the sea, giving you the opportunity to enjoy the idyllic landscape and beautiful sunsets. The land has a total area of 4,423 m2 and represents an extraordinary opportunity for investors or individuals who want to create an exclusive residential complex with a unique view of the sea.
What makes this offer extremely attractive is the fact that the land has a building permit and a project for the construction of five modern villas. Each villa has been carefully designed to provide a high level of comfort and luxury.

FIVE plots for your cottage settlement
For living, holidays, or rental business

Kaštelir village:
One of the best tourist villages in the World (according to the United Nations)
Istria peninsula, Croatia
7-8 km - to Lanterna, Crnika beaches of Adriatic Sea
12 km – to town Porec, 40 km - to Portoroz (Slovenia), 70 km - to Trieste airport (Italy)
60 km - to Pula aeroport (Croatia)
Close to major European cities: 130 km - to Ljubljana (Slovenia), 220 km – to Venice (Italy), 350 km – to Graz (Austria), 530 km - to Munich (Germany), 600 km - to Budapest (Hungary)

Five plots:
4,423 m² - total Plots Area
Type of plot - building land
5 land plots of 884 m2 each
Construction permit received
Electricity, water and sewerage 50 meters from the border of the plots
Included: project documentation for the construction of five modern villas with swimming pools.

Villa:

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Sea view from the upper floor
181 m2 - Bruto area, including balconies on the first floor
136 m² - Net Usable Area
Ground floor: dining, living room and a kitchen (44,56 m2), WC, boiler room, pantry, spacious terrace (112,57 m2)
1st floor: three master bedrooms with their own bathrooms (23,3 m2, 20 m2, 22.2 m2)
Swimming pool: 31,36 m2 (3,5 x 9 x 2)
Parking: three spaces per villa

Social Infrastructure:
15 km - Poreč General Hospital:
Within 1-2 km:
Kastelir Center
Churches of 13th and 18th centuries
well-recognized Dentist Clinic
Konzum Supermarket
Bank and cash machine
Post Office
primary school
Parks & Playgrounds
Taxi station
Hair dressing salon

This is an excellent opportunity for investors who want to invest in luxury real estate with a beautiful sea view. Kaštelir is known for its beauty, peaceful surroundings and proximity to the coast, which additionally makes this area attractive for potential residents or tourists.

Do not miss the opportunity to become the owner of a unique part of Kaštelir with a wonderful view of the sea and the possibility of building modern villas that will satisfy even the most demanding tastes. Contact us to provide you with additional information and answer all your questions.