

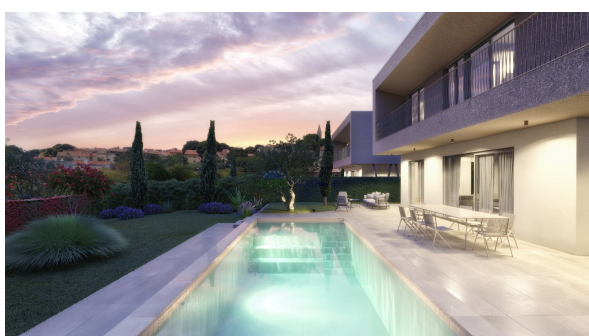
EURO PARTNER

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Code :	00110
Location :	Kaštelir-Labinci
Land area :	4423 m ²
Price :	1.120.000 €

AMENITIES

Sea view :	Yes
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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.