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Code :	00224
Location :	Kaštelir-Labinci
Building area :	140 m2
Land area :	317 m2
Number of bedrooms :	3
Number of bathrooms :	3
Distance from the center :	500 m
Distance from the sea :	5 km
Orientation :	West

Price : 489.000 €

BUILDING

Number of rooms :	4
Number of floors :	2
Energy class :	B
Year of construction :	2010
Year of renovation :	2024
Condition :	Renovated

AMENITIES

Sea view :	Yes
Loggia :	Yes
Number of parking spaces :	3
Garage :	Yes
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

Building permit :	Yes
Occupancy permit :	Yes

Welcome to this stunning home, where comfort meets elegance in the perfect blend of timeless design and modern touches. The living area of

140 m2 extends over three floors: semi-basement, ground floor and first floor. Positioned on a plot of 317 m2, this charming property offers the opportunity to collect a handful of memories in gatherings with family and friends with a magnificent view of the sea and the most beautiful sunsets.

Upon entering the ground floor, the entrance hall leads you on one side to the “Open space” area that combines a modernly equipped living

room, kitchen and dining room with access to an outdoor covered terrace, and on the other side from the hallway there is access to one bedroom and a bathroom.

An internal staircase leads to the first floor where there are two more bedrooms and one bathroom. One of the bedrooms has access to a perfectly decorated Loggia, a space intended for a daily rest with a good book or a favorite hobby.

But, of course, we have not forgotten to try to convey the exterior of the house with this description. When you step outside, you will certainly be delighted by the carefully maintained lawn decorated with Mediterranean plants located next to the large outdoor terrace on the ground floor, while in the continuation of this part of the yard, for those who like to relax in the sun, there is a swimming pool and a sunbathing area.

The fenced yard in the front of the house offers a paved area intended as parking inside the yard, and what will certainly please all those who care about their "tin pets" is the existence of a garage in the semi-basement of this house.

Heating and cooling of the house is solved by air conditioning and central heating on oil.

And what is no less important to note is that this semi-detached house is sold equipped with furniture and appliances. It can certainly fulfill everyone's wishes by offering a special modern design with maximum comfort, enabling a comfortable life for every family.

This beautiful semi-detached house with a swimming pool is located 500 m from the center of the most sought-after municipality in the vicinity of the city of Poreč. What makes this location perfect is its transport connections, which offer all the necessary amenities in nearby towns and settlements within a maximum fifteen-minute drive.

The house is owned by a legal entity, but the house is not subject to VAT, which means that the buyer pays real estate tax (3%) when purchasing.

There is a possibility of financing part of the price up to 250,000 euros.

We hope that we have at least briefly managed to convey this charming house to you, and if we have attracted your attention, feel free to contact us for any other questions.