

EURO PARTNER

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Code :	00382
Location :	Kaštelir-Labinci
Building area :	180 m2
Land area :	923 m2
Number of bedrooms :	4
Number of bathrooms :	2
Number of toilets :	1
Distance from the center :	7 km
Distance from the sea :	7 km

Price : 449.000 €

BUILDING

Number of rooms :	5
Number of floors :	3
Energy class :	in preparation
Year of construction :	2008
Condition :	Well maintained

AREAS & SPACES

Vanjska površina :	932 m2
Storage room :	Yes
Basement :	Yes

AMENITIES

Sea view :	Yes
Terrace :	Yes
Balcony :	Yes
Number of parking spaces :	3
Private pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes

In the heart of one of the most desirable areas of Istria, this stone house is for sale, embodying everything that lovers of the Istrian way of life seek - Istrian stone, wooden elements in the interior, a sea view, and olive trees. Surrounded by peace, greenery, and a Mediterranean

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ambiance, just 8 kilometers from Poreč and equally distant from the crystal-clear sea, this unique property represents the perfect refuge for family life, vacation, or an investment with excellent tourist rental potential.

The house spans 180m² divided across three floors and is organized as two separate living units, providing exceptional flexibility of use and complete privacy for owners and guests.

From the very first step into the interior, one feels a special atmosphere created by original stone details, massive wooden beams on the ceilings, and the carefully preserved rustic character of the home. The central feature of the living room is a fireplace that gives warmth, intimacy, and a sense of true home during the colder months.

The ground floor living unit of 70 m² is designed as a self-contained apartment that includes a bedroom, living room, wardrobe, bathroom, and fully equipped kitchen.

The main living unit extends through the high ground floor and the first floor. The spacious open-space concept connects the kitchen, dining area, and living room into a harmonious whole bathed in natural light, with access to a covered terrace ideal for morning coffee or evening enjoyment at sunset. On the same floor, there is a bathroom and storage room.

On the upper floor, there are three comfortable bedrooms, two of which have access to a covered terrace with a captivating view that stretches all the way to the sea. Here, every day begins with a view of the beauties of the Istrian landscape and the blue Adriatic.

The outdoor space is designed as a private oasis for rest and enjoyment. The carefully landscaped yard provides complete privacy, while the pool with a sunbathing area invites relaxation during warm summer days. An outdoor gathering space and private parking further enhance the functionality of this exceptional property.

Equipped with air conditioning and preparation for central heating, the house ensures a pleasant stay throughout the year.

This is not just a house – this is an Istrian home with soul. A property that combines tradition and modern comfort, creating a unique place for living, vacationing, and making memories that last a lifetime.