

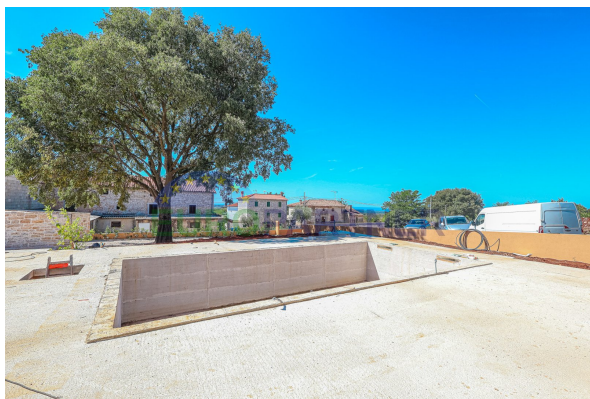
## EURO PARTNER

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|                                   |                  |
|-----------------------------------|------------------|
| <b>Code :</b>                     | 00400            |
| <b>Location :</b>                 | Kaštelir-Labinci |
| <b>Building area :</b>            | 169.78 m2        |
| <b>Land area :</b>                | 979 m2           |
| <b>Number of bedrooms :</b>       | 4                |
| <b>Number of bathrooms :</b>      | 3                |
| <b>Number of toilets :</b>        | 1                |
| <b>Distance from the center :</b> | 8 km             |
| <b>Distance from the sea :</b>    | 5 km             |

**Price : 780.000 €**

### BUILDING

|                               |                    |
|-------------------------------|--------------------|
| <b>Number of rooms :</b>      | 5                  |
| <b>Number of floors :</b>     | 2                  |
| <b>Energy class :</b>         | in preparation     |
| <b>Year of construction :</b> | 2026               |
| <b>Faza gradnje :</b>         | Under construction |

### AREAS & SPACES

|                       |     |
|-----------------------|-----|
| <b>Storage room :</b> | Yes |
|-----------------------|-----|

### AMENITIES

|                                   |     |
|-----------------------------------|-----|
| <b>Sea view :</b>                 | Yes |
| <b>Terrace :</b>                  | Yes |
| <b>Balcony :</b>                  | Yes |
| <b>Number of parking spaces :</b> | 3   |
| <b>Private pool :</b>             | Yes |

### HEATING & COOLING

|                             |     |
|-----------------------------|-----|
| <b>Heat pump :</b>          | Yes |
| <b>Underfloor heating :</b> | Yes |
| <b>Fireplace :</b>          | Yes |

### INFRASTRUCTURE

|                      |     |
|----------------------|-----|
| <b>Electricity :</b> | Yes |
| <b>Water :</b>       | Yes |
| <b>Sewerage :</b>    | Yes |

### DOCUMENTATION

|                                |     |
|--------------------------------|-----|
| <b>Ownership certificate :</b> | Yes |
| <b>Building permit :</b>       | Yes |

Istria at its finest – Mediterranean architecture, a tranquil environment, and a view that reaches towards the sea.

In an urban, well-positioned settlement, just 7 km from Poreč, this beautiful house is located in the final phase of construction. Designed in a recognizable Mediterranean architectural style, with harmonious lines, a spacious yard, and a carefully designed outdoor space, it perfectly fits into the Istrian landscape.

On a plot of as much as 979 m<sup>2</sup>, the house offers 169.78 m<sup>2</sup> of net living space, distributed over two floors, along with additional amenities that make everyday life comfortable and carefree.

Upon entering, the emphasis on comfort and functionality is felt. The ground floor includes an entrance hallway, a guest toilet, a practical storage space under the stairs, and one bedroom with an en-suite bathroom – ideal for guests, family members, or those who prefer a bedroom without stairs.

The upper floor is reserved for the private part of the house and features three additional bedrooms. One of them has an en-suite bathroom, while the other two have an additional bathroom available in the hallway. A special experience is provided by the balconies adjacent to each bedroom, offering a beautiful view of the sea.

The gentle slope of the terrain is one of the major advantages of this property. The house and yard are naturally positioned so that the sea view can be enjoyed from multiple parts of the yard, particularly from the pool area.

The outdoor space is designed as a place where the most beautiful moments will be spent.

In the central part of the yard, there is a swimming pool with a sunbathing area, along with a summer kitchen – a perfect spot for morning coffee, relaxed afternoons, and evening gatherings with family and friends. The large plot provides enough space to create your own Mediterranean garden and further shape the space according to personal preferences.

Three parking spaces are provided for owners within the yard, and the house also has a separate technical room with an external entrance.

Special attention has also been given to year-round comfort. The house is equipped with underfloor heating connected to a heat pump, as well as a fan-coil system, ensuring a pleasant temperature throughout the year.

This property offers what makes Istria so beloved – peace, greenery, a Mediterranean atmosphere, and proximity to the sea, while also providing the practicality of life close to Poreč.

Whether you are looking for a modern family home, an elegant vacation house, or a property for tourist rental, this house provides an excellent foundation for creating a space that will eventually become more than just real estate – a place you will always happily return to.

If you are interested in this house, we invite you to contact us. We would be happy to present it to you personally and highlight all its advantages.