

EURO PARTNER

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Code :	00410
Location :	Kaštelir-Labinci
Building area :	160 m2
Land area :	352 m2
Number of bedrooms :	4
Number of bathrooms :	3
Distance from the center :	7 km
Distance from the sea :	7 km

Price : 549.000 €

BUILDING

Number of rooms :	5
Number of floors :	2
Energy class :	in preparation
Condition :	Well maintained

AREAS & SPACES

Vanjska površina :	352 m2
Storage room :	Yes

AMENITIES

Terrace :	Yes
Balcony :	Yes
Number of parking spaces :	2
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
Floor plan document :	Yes

Near Poreč, in a pleasant Mediterranean environment, a charming house with a pool is for sale, with a total living area of 160 m², spread over two floors. The interior exudes warmth and an authentic Mediterranean atmosphere, while the rustic decor harmoniously combines natural materials such as wood and stone, creating a cozy ambiance for relaxation and enjoyment in everyday life. On the ground floor, there is a living room with a fireplace, a kitchen with a dining area, one bedroom, a bathroom, and a storage room. From the living area, you exit to a

terrace that naturally extends to the yard, creating a pleasant connection between the indoor and outdoor spaces. On the first floor, there are three bedrooms, two bathrooms, and a terrace, providing ample space and comfort for family and guests. The yard is designed for enjoying the Mediterranean lifestyle. The centerpiece is the pool, alongside which there is an outdoor kitchen, ideal for preparing meals al fresco, summer gatherings, and relaxing moments on warm Istrian evenings. The property is located in an urban settlement with complete infrastructure and all the amenities necessary for everyday life, allowing for a practical daily routine without the need to go to town for basic necessities. At the same time, the proximity to Poreč allows easy access to urban amenities and the coastline. Thanks to the functional layout, rustic charm, and very practical location, this house offers an excellent opportunity to create your own Mediterranean retreat, as well as for investment in tourist rentals. For more information and to arrange a viewing, feel free to contact us.