



Code :	03369
Location :	Kaštelir-Labinci
Building size :	309 m2
Lot size :	888 m2
Distance from center :	500 m
Distance from sea :	12000 m
Number of floors :	0
Number of bedrooms :	0
Number of bathrooms :	0
Year of construction :	2027
Energy efficiency :	A+
Sea View :	Yes
Parking lot :	Yes
Garage :	Yes
Swimming pool :	Yes
Basement :	Yes
Pantry :	Yes
Electricity :	Yes
Connected to the city water supply :	Yes
Heating :	Yes
Air conditioning :	Yes
Balcony :	Yes
Terrace :	Yes
Garden :	Yes

Price : 1.200.000 €

☐☐ **Luxury Modern Villa with Sea View – Kaštelir (Under construction; move-in 2027)**

We proudly present this premium, architecturally modern villa situated in a prestigious location in Kaštelir. Renowned for its beautiful nature, exquisite wines, and olive oils, Kaštelir offers the perfect blend of privacy, luxury, and proximity to the sea. The villa is currently under construction, with completion and move-in scheduled for 2027.

This property represents a perfect fusion of functionality and aesthetics, built with an emphasis on spaciousness, abundant natural light, and panoramic sea views.

☐☐ **Functional and Spacious Layout:**

- Basement / Technical Area:
- Spacious garage with two parking spaces.
- Convenient guest toilet.
- Separate boiler room and utility/technical room.
- Ground Floor (Open-plan living & entertaining area):
- Elegant entrance hall leading to a lavish open-plan living room, kitchen,

and dining area.

- Large glass walls seamlessly connecting the interior to a spacious covered terrace.
- Direct access to the landscaped grounds, featuring a heated pool and sun deck.
- One bedroom with a private modern bathroom.
- First Floor (Sleeping area with views):
- Two spacious bedrooms, each with a private en-suite bathroom for maximum privacy.
- Every room opens onto a large upper terrace offering a spectacular, unobstructed, and beautiful view of the sea.

□□ Premium features and materials:

The villa is being built to the highest modern construction standards, using only the most advanced materials available on the market:

- Heating and cooling: Underfloor heating system powered by an energy-efficient air-to-w...