

## Building Land, Kastelir

### Price: 296€

## Details

Ref: 1890  
Bedrooms:  
Bathrooms:  
Size: m<sup>2</sup>  
Plot size: 1019 m<sup>2</sup>

## Description

**Kastelir** - land with a view of the sea and a building permit for the construction of a villa.  
For sale is a building plot of 1,019 m<sup>2</sup> with a valid building permit and complete project documentation for the construction of a modern luxury villa with a swimming pool, categorized as 5 stars.  
The land is located in an exceptional microlocation in a quiet cul-de-sac, with minimal traffic and close to all amenities - a restaurant 50 m away, a shop 200 m away, and the center of Kastelir 1.1 km away.  
The plot is slightly inclined towards the sea, which ensures a beautiful view, while the infrastructure is located at the very border/entrance of the plot.  
Distance to the sea is 6.5 km, Porec 13 km, Rovinj 45 km, and Pula airport 60 km.

### Building plot

- 1,019 m<sup>2</sup> □ total land area
- Valid building permit
- Electricity, water, sewage at the border of the plot
- Complete project documentation for the construction of a luxurious, modern villa with a pool, category 5 stars
- Price: □290/m<sup>2</sup> + VAT

### Land characteristics

- View of the sea from the land itself
- Terrain with a gentle slope towards the sea
- Exceptional microlocation in the part of Kastelir where construction was only recently enabled
- Street □access road□ dead end with minimal traffic, complete peace
- Close to restaurant □50m□, shop □200m□, center of Kastelir □1.1km□
- Distance to the sea 6.5 km, to Porec 13 km, Rovinj 45 km, Pula airport 60 km
- Land orientation: northeast - southwest

### Characteristics of the villa □project□

- Sea view from the ground floor, swimming pool
- Net area with included coefficients: 327 m<sup>2</sup>
- Net living area + balconies, covered and uncovered terraces: 467 m<sup>2</sup>
- Swimming pool: 58 m<sup>2</sup>
- 4 bedrooms with en-suite bathrooms, each with a sea view
- Including two bathrooms with balconies and bathtubs □protected from the view from 4 sides□
- Large living room with open space to the dining room, kitchen, billiards room
- Double staircase, each leading to 2 bedrooms
- Finnish sauna with shower and toilet
- Billiards, Jacuzzi
- Underfloor heating and cooling with a heat pump and air conditioners
- Solar power plant
- Infinity, heated pool with a heat pump and one side in glass
- Firepit by the pool
- Part of the roof in glass □along the entire length of the left and right stairs□
- Grill integrated into the side, vertical beams
- 4 parking spaces
- Price: □290/m<sup>2</sup> + VAT
- The land is in the VAT system.

## Gallery

