



DAMAC d.o.o.

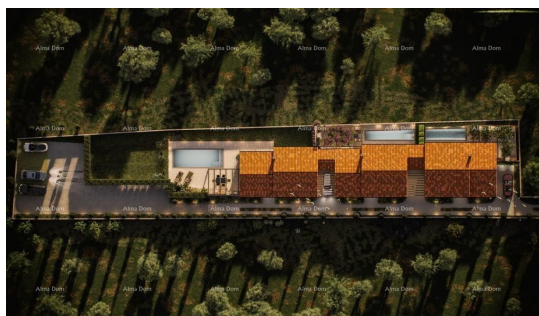
## ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

mail: [azra@almadominvest.com](mailto:azra@almadominvest.com)

web: [www.almadominvest.com](http://www.almadominvest.com)

info: +44 7375 637471 | +385 98 420 885



<b>Code :</b>	26786
<b>Location :</b>	Kaštelir-Labinci
<b>Building size :</b>	330 m <sup>2</sup>
<b>Lot size :</b>	1135 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	7000 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	A+
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

Price : 388.000 €

In the heart of picturesque Kaštelir, just 7 km from the sea, lies a modern complex of three villas, each with its own heated pool, covered terrace, and top-notch amenities. These carefully designed homes offer the perfect blend of luxury, functionality, and complete privacy.

#### BASIC INFORMATION:

Total gross area: 330 m<sup>2</sup>

Total net area: 275 m<sup>2</sup>

Total yard area: 1,135 m<sup>2</sup>

Number of houses: 3

#### EACH HOUSE INCLUDES:

3 comfortable bedrooms

1 modern bathroom + 1 additional toilet

Open living room with kitchen and dining area

High ceilings - a sense of airiness and light

Storage room

Covered terrace with a barbecue

3 private parking spaces

#### EQUIPMENT AND TECHNICAL FEATURES:

Underfloor heating throughout (Wi-Fi controlled)

2 air conditioning units per house

Wi-Fi thermostats

Electric shutters

Wi-Fi video surveillance and security cameras

Chimney preparation

Landscaped gardens and greenery



DAMAC d.o.o.

**ALMA DOM INVEST**

**Istarska ulica 8, 52100 Pula**

**mail: [azra@almadominvest.com](mailto:azra@almadominvest.com)**

**web: [www.almadominvest.com](http://www.almadominvest.com)**

**info: +44 7375 637471 | +385 98 420 885**

High-quality construction and materials:

Wienerberger Porotherm Profi brick

Double ventilated roof (10 cm insulation)

Bramac Mediterranean tiles

Kömmerling carpentry, triple-glazed windows, sliding doors, insect screens

Aluminum e...