

## Dizajnerska vila s bazenom, Kanfanar, Kanfanar, House



### Seller Info

Name: Velvet Realestate  
E-mail: [info@velvet-realestate.hr](mailto:info@velvet-realestate.hr)  
First Name: Velvet  
Last Name: Realestate  
Company Name: Velvet Realestate  
Service Type: Selling and renting  
Additional Email: [info@velvet-realestate.hr](mailto:info@velvet-realestate.hr)  
Website: <https://www.velvet-realestate.hr>  
Country: Croatia  
Region: Istarska županija  
City: Labin  
City area: Labin  
ZIP code: 52220  
Address: Rudarska 1  
Mobile: +385 95 584 4479  
About us: Velvet nekretnine agencija djeluje napodručju Istarske županije, gdje u svojoj ponudi objedinjuje kvalitetne, provjerene i vrhunske nekretnine. Tim agencije uključuje kako iskusne, tako i agente pripravnike čiji je cilj učiniti vašu kupnju/prodaju ugodnim iskustvom.

### Listing details

#### Common

Title: Dizajnerska vila s bazenom, Kanfanar  
Property for: Sale  
House type: detached  
Property area: 200 m<sup>2</sup>  
Lot Size: 600 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 4  
Bathrooms: 3  
Price: 645,000.00 €  
Updated: Jul 31, 2023

## Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Kanfanar  
City area: Kanfanar  
ZIP code: 52352



## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Energy efficiency: In preparation

## Parking

Number of parking spaces: 3

## Description

Description: In the southwestern part of the peninsula, where the mild Mediterranean climate merged with the natural features of inner Istria, Kanfanar took over the role of the municipal center in the early 18th century. Discovering the beauties of the Kanfanar region, you cannot miss many sacral monuments. A beautiful designer villa of 200 m<sup>2</sup> has found its place in this city. The ground floor of this beauty consists of a bedroom, a living room with a kitchen that has access to a covered terrace, and a bathroom. Upstairs we find two more bedrooms, one with a gallery where there are 2 more beds, each with its bathroom. We notice the money and effort invested in every part of this property. We find unique handmade sinks and toilets of the famous brand Catalano inside each bathroom. Also, each bed is handmade. Above the living room, a net is intended for children's entertainment or relaxation for adults. Heating is provided by a thermal fireplace, a heat source for underfloor heating, water heating, and air conditioners. The house has its water filtration system, the possibility of installing solar panels, and a central vacuum cleaner. All these functions can be accessed in a thoughtfully organized engine room in the kitchen. The pool located in the garden is also equipped with the latest technology, such as electrolysis. We also found a summer kitchen, whirlpool tub, barbecue, and a covered terrace inside the garden. This property is a real gem of Kanfanar and meets the conditions of luxury family life and tourism. ID CODE: 184

## Additional contact info

Reference Number: 416704  
Agency ref id: 184