

## Villa s bazenom, Kanfanar, House



### Seller Info

Name: Unikat Immobilien  
First Name: Unikat  
Last Name: Immobilien  
Company Name: UNIKAT IMMOBILIEN  
Service Type: Selling and renting  
Website: <https://unikat-immobilien.com/>  
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Region: Istarska županija  
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About us: Our real estate agency with many years of experience is mainly active on the west coast of Istria. In addition to a classic real estate offer (houses, villas, flats, apartments, land), you can also find a large range of turnkey construction projects with us.

We mediate in the purchase and sale of real estate, mediation of turnkey construction projects and support for these projects, obtaining the categorization for the rental of your property, transfer of the meters after a property purchase to the new owner.

Through our business partners we can offer: Creation of purchase contracts, preliminary contracts, translation of these contracts into your national language, tax advice and accounting.

Thanks to our extraordinary language skills (native German, Croatian and fluent English, spoken and written), we can provide you with comprehensible and detailed advice so you could benefit from our experience in the Istrian real estate market and in construction.

## Listing details

### Common

Title:	Villa s bazenom
Property for:	Sale
House type:	detached
Property area:	300 m <sup>2</sup>
Lot Size:	820 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	1,050,000.00 €
Updated:	Oct 30, 2023

### Condition

Built:	2016
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### Location

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

### Permits

Building permit:	yes
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### Additional information

Energy efficiency:	In preparation
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## Heating

Central heating: yes

## Parking

Number of parking spaces: 3

## Description

Description: This Villa, lined with natural stone, is a luxury villa with a swimming pool, the living space is 300 m<sup>2</sup> on two fully air-conditioned floors with a capacity of 8 people. On the ground floor there is a spacious living room with fireplace and SAT-TV and access to a spacious covered terrace with fireplace for barbecue and lounge area, large, fully equipped kitchen with dining area, one double room with double bed, private shower and toilet and exit to the terrace, separate toilet in the living area and shower / WC on the terrace. On the first floor of the house there are a total of 3 double bedrooms, each with its own shower / WC, two of which have a double bed and a balcony and one with two single beds. This Villa works with 3 other Villas shared content (1/4 ownership) and the complex consists of: - ecological garden - landscaped areas with exercise equipment - arranged children's playground - two tennis courts - two bowling alleys - handball court - basketball court - volleyball court - outdoor fitness The fenced and closed complex covers an area of 5.600 m<sup>2</sup>. All grounds have lighting so they can be used at night as well.  
ID CODE: 26

## Additional contact info

Reference Number: 441997

Agency ref id: 26