

## Novogradnja - kuća u središnjoj Istri, 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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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:	Novogradnja - kuća u središnjoj Istri
Property for:	Sale
House type:	detached
Property area:	205 m <sup>2</sup>
Lot Size:	950 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	5
Price:	650,000.00 €
Updated:	Oct 30, 2023

### Condition

Newbuild:	yes
Built:	2024

### Location

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

### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	3
Covered parking space:	yes

### Description

**Description:**

Detached house approx. 3 km from Kanfanar and 20 km from the sea. The net area of the house will be 205 m<sup>2</sup> and it will be located on a plot of 950 m<sup>2</sup>. The house will be built in a typical Istrian style, where the emphasis was placed on the materials that were used to build this type of houses in the past. On the ground floor there will be a covered entrance, hall, bathroom, two storage rooms, living room with kitchen and dining room, bedroom with bathroom, as well as a covered terrace. There will be three bedrooms and three bathrooms on the first floor. The house will also have an outdoor summer kitchen with a grill. Underfloor heating is planned on the ground floor and on the first floor. Each bedroom and a living room will be equipped with air conditioners. The interior and exterior joinery will be made of wood, the floors of ceramic and the stairs of stone. The pool will be 32 m<sup>2</sup> large and the area around the pool will be paved in stone. There will also be a covered three-car parking area. Handrails and fences will be made of wrought iron. The insulation will be made of stone wool. The Demit facade will be 10 cm thick. The house is sold on a turnkey basis, with landscaped garden - planted grass and plants with irrigation system. Outdoor lights will also be installed. Furniture is not included in the price. ID CODE: 312

**Additional contact info**

Reference Number: 470206

Agency ref id: 312