

Eco vila s bazenom i pogledom na more, okolica Kanfanara, Kanfanar, House



Seller Info

Name: Velvet Realestate
E-mail: info@velvet-realestate.hr
First Name: Velvet
Last Name: Realestate
Company: Velvet Realestate
Name:
Service Type: Selling and renting
Additional: info@velvet-realestate.hr
Email:
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: Eco vila s bazenom i pogledom na more, okolica Kanfanara
Property for: Sale
House type: detached
Property area: 250 m²
Lot Size: 984 m²
Number of Floors: 1
Bedrooms: 5
Bathrooms: 4
Price: 1,150,000.00 €
Updated: Jul 31, 2023

Condition

Newbuild: yes
Built: 2022

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: A

Parking

Number of parking spaces: 6

Description

Description: What makes this villa special is that this architectural smart home is designed for 5* and has bedrooms larger than 20 m² and bathrooms larger than 5 m². It also has an ecological certificate and is one of the few in the County of Istria. The property has 250 m² of net usable area and extends through the ground floor and the first floor. The ground floor consists of a spacious living room with a fireplace, a dining room, a fully equipped kitchen, a guest toilet and one bedroom with its own bathroom. From the living room there are exits to the outdoor terraces and the pool. We climb the internal stairs to the upper floor, where there are three additional bedrooms, each with its own bathroom. The master bedroom also has a terrace with a wonderful view of the landscape. All bathrooms have hand-made sinks and movable glass shower walls will provide the future owner with maximum use of space and comfort. The temperature is regulated through underfloor heating throughout the house with built-in fan coils. There are solar panels on the roof to produce electricity, and 80% of the electricity is used through a 10 kw photovoltaic cell. The villa is located on a plot of 984 m². The landscaped and fenced yard is equipped with a 48 m² pool with salt water, next to which there is a lounge for summer evening gatherings by the pool, and the atmosphere is

enhanced by a century-old olive tree and other Mediterranean plants. The garden also has a jacuzzi, a spacious covered terrace with a dining table and another additional one of 20 m² where the summer kitchen and barbecue are located. High-quality materials were used, such as Italian tiles in combination with Brac stone and 450 m² of anti-slip tiles on the sunbathing area and parking lot. External aluminum and internal PVC carpentry with three-layer glass has been installed, and the property is also equipped with an alarm system, video surveillance and has an automatic gate opening where there is parking space for up to 6 cars. The property has two septic tanks; an eco septic tank and another of 30 cubic meters. The pool equipment is located right next to the pool, and on the ground floor there is also a technical room in which there is a boiler of 450 l of hygienic water and 250 l of technical water, complete filters for water purification, a heat pump and a laundry room. To round off the story, we can confirm that this property is maintenance free. Located in a quiet location with a view of nature and the sea is this beautiful modern villa where you will find everything you need for an ideal family life or a property that brings you income during the summer months. ID CODE: 1290

Additional contact info

Reference Number: 483816
Agency ref id: 1290