

## KANFANAR - Kuća u roh-bau fazi izgradnje na odličnoj lokaciji, Kanfanar, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	KANFANAR - Kuća u roh-bau fazi izgradnje na odličnoj lokaciji
Property for:	Sale
House type:	detached
Property area:	214 m <sup>2</sup>
Lot Size:	689 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	7
Bathrooms:	4
Price:	300,000.00 €
Updated:	Jun 29, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Parking

Number of parking spaces:	3
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### Description

Description:	KANFANAR - A house in the Rohbau phase of construction in an excellent location Kanfanar Municipality is famous for its many sights. From the beautiful
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green-blue oasis of the Lim channel to the ruins of the medieval city of Dvigrad, numerous archaeological sites, rich sacred heritage, local products and many other sights that you will surely fall in love with. In Kanfanar, you will find the peace that is typical of small villages in the hinterland of Istria, although you have everything at your fingertips. A small place where the mild Mediterranean climate is combined with the natural features of inner Istria, a 15-minute drive from Rovinj, only 2 km from the highway exit. In the immediate vicinity of Kanfanar, in a quiet settlement, a house is for sale in the unfurnished construction phase. The surface of the house extends through the ground floor and first floor and has 214m<sup>2</sup> of living space. The house was put under the roof in the spring of 2023. The yard of the house has a regular rectangular shape with an area of 689m<sup>2</sup>. An auxiliary building of 20 m<sup>2</sup> is planned on the garden plot, which is located in the project. As stated above, the house extends over two floors, so the ground floor is planned for a large "open space" kitchen with a dining room, a living room, a storage room, a study and a bathroom. The living room opens onto a partially covered terrace. A smaller apartment is also planned on the ground floor, consisting of an "open space" kitchen, dining and living room, bedroom and bathroom. An industrial-style iron-wood staircase is planned, which would lead to the first floor of the house. The first floor of the house consists of four bedrooms and two bathrooms. There are also two covered terraces on the first floor of the house, which can be accessed from three bedrooms. In the basement of the house, there is a storage room where the chimney is located, so that the stove can be placed there if desired and conducted centrally through the entire house. The infrastructure (electricity and water) are located on the ground and the connection to the city sewer is also in front of the property. The access road is macadam, about 60 meters away from the asphalt. As everything is in Rohbau design, the sweetest part is yet to come, which is the arrangement according to one's own wishes and possibilities. The base is there, it just needs a new owner to breathe life into this wonderful property in an even better location. Ownership 1/1. No burden. Certainly a beautiful property for a luxurious family life, but also suitable as an investment in the form of elite tourism. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 23246

## Additional contact info

Reference Number: 510440  
Agency ref id: 23246