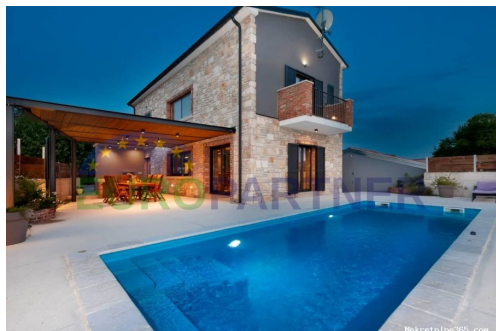


## Kamena vila u okolici Kanfanara i blizini prekrasnog Rovinja, Kanfanar, House



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company Name: Europartner d.o.o.  
Service Type: Selling  
Additional Email: office@europartner.hr  
Website: <https://www.europartner.hr>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Mate Vlašića 20  
Mobile: +385 98 923 6402  
Phone: +385 52 433 268  
About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Kamena vila u okolici Kanfanara i blizini prekrasnog Rovinja
Property for:	Sale
House type:	detached
Property area:	200 m <sup>2</sup>
Lot Size:	600 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	644,000.00 €
Updated:	Nov 27, 2023

### Condition

Condition:	Kept
------------	------

### Location

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

## Permits

Ownership certificate: yes

## Additional information

Infrastructure: Water, Air conditioner



## Parking

Number of parking spaces: 4

## Description

Description: A beautiful stone villa is for sale in the vicinity of Kanfanar. The villa covers an area of 200 m<sup>2</sup>, with a garden of 600 m<sup>2</sup>. The villa extends over two floors. On the ground floor of the villa there is a kitchen with a dining room and an open space living room, and a bedroom with its own bathroom. From the living room there is access to the terrace and sunbathing area, which includes a 30 m<sup>2</sup> swimming pool with beautiful Roman steps, a hydromassage bench, a waterfall, a pump and a sand filter. Next to the swimming pool there is a summer kitchen with a stone sink and a gas grill and an outdoor shower, which is an ideal place for outdoor dining. Upstairs there are two bedrooms with private bathrooms and terraces. One bedroom also has a gallery where additional beds can be accommodated. On the first floor, above the living room, there is a weight net for up to 700 kg, which makes the entire interior special. The house is very well built. It is lined with 30 cm Porotherm brick with 10-15 cm Styrofoam insulation and stone cladding. There is underfloor heating on the lower floor of the house, while central heating radiators are located in the bedrooms. The villa has its own specifics. In addition to the interesting interior, the beds are handmade from wrought iron, the floors are made of "Cavali" ceramics, and the bedrooms have wooden paneling. Hydraulic sliding walls (profile 28 cm), windows and shutters are aluminum with three-layer tempered glass filled with gas. The sinks are unique from crystal-calcite. The villa also has a built-in central vacuum cleaner. There is a thermal fireplace in the living room. On the garden of 600 m<sup>2</sup>, automatic guidance for flowers was installed. The property is only 15 minutes from the sea and beautiful Rovinj. Custom ID: D-138  
Remark: Viewing the property is possible with the signing of the brokerage

contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

### Additional contact info

Reference Number: 547886  
Agency ref id: D-138  
Contact phone: +385 (91) 268-2467