

ISTRA, KANFANAR - Novoizgrađena vila u kompleksu mediteranskih vila, Žminj, House



Seller Info

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First Name: Agencija
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Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
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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:	ISTRA, KANFANAR - Novoizgrađena vila u kompleksu mediteranskih vila
Property for:	Sale
House type:	detached
Property area:	196 m ²
Lot Size:	733 m ²
Bedrooms:	4
Bathrooms:	4
Price:	575,000.00 €
Updated:	Jul 18, 2024

Condition

Newbuild:	yes
Built:	2024

Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Žminj
City area:	Žminj
ZIP code:	52341

Permits

Building permit:	yes
Ownership certificate:	yes



Parking

Number of parking spaces:	2
Covered parking space:	yes

Description

Description:	ISTRIA, KANFANAR - Newly built villa in a complex of Mediterranean villas 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 the like. 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 and only 2 km from the highway exit. In a small village a few kilometers from that cute little town, we are selling this beautiful autochthonous villa, which is part of a closed complex that will contain 9 Mediterranean villas with a swimming pool. Villa 4 was conceived as a two-story building with a total net area of 196 m². The ground floor consists of a covered entrance, hall, kitchen, living room and dining room made according to the openspace concept, two storage rooms, one bedroom with a bathroom, an additional bathroom and a large covered terrace with an outdoor kitchen. Internal stairs lead to the first floor where there are two bedrooms, each with its own bathroom. Outside there is another storage room for the pool engine room. On the garden of 733 m², there is the already mentioned summer kitchen with barbecue, a beautiful swimming pool of 8x4 m² with a sun deck covered with stone and additional greenery with planted plants that will be watered through the irrigation system. For your tin pets, 3 covered parking spaces paved with concrete are provided. Underfloor heating is planned on the ground floor and on the first floor, while cooling is provided by air conditioners (every room + living room). The house is oriented to the south and is open to light and sun almost all day, while at the same time ensuring maximum privacy for each individual house. The house will be built in a typical Istrian style, where the emphasis was placed on the materials with which such houses were built once upon a time. Demit facade is 10 cm thick and it comes on the facade in combination with stone. Internal and external wooden carpentry. Ceramic floors, stone stairs. Wrought iron handrails and railings. The entrance gate to the village will be powered by an electric motor and will be controlled by a remote control. This beautiful two-storey house is ideal for an investment in a tourist rental or for a family home! The distance from Pula is 30 km, and Rovinj is 20 km, which gives residents proximity to urban areas and the sea, but at the same time the possibility of living in the peace and quiet of a charming Istrian village. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions:

www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 18758

Additional contact info

Reference Number: 575921

Agency ref id: 18758