

## ISTRA, KANFANAR - Luksuzna kamena vila, 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:	ISTRA, KANFANAR - Luksuzna kamena vila
Property for:	Sale
House type:	detached
Property area:	200 m <sup>2</sup>
Lot Size:	600 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	3
Price:	644,000.00 €
Updated:	Jun 14, 2024

### Condition

Newbuild:	yes
Built:	2021

### Location

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



### Permits

Building permit:	yes
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### Parking

Number of parking spaces:	3
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### Description

Description:	ISTRIA - KANFANAR Luxury stone villa Luxury stone villa with with an area of 200m <sup>2</sup> built on a plot of 600m <sup>2</sup> . It extends on two floors. On the ground floor there is a kitchen with a dining room and a living room with an exit to the yard, as well as one bedroom with a hammock and a private bathroom. We climb the internal stone stairs to the first floor of the house where there are two bedrooms with private bathrooms and terraces. One bedroom has a gallery that is designed for extra beds. On the first floor above the living room there is a calibrated net
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weighing up to 700 kg from which it will be possible to watch television. The house is built of 30 cm poroterm brick with styrofoam insulation 10-15 cm + stone cladding. Tondach ventilated roof with 18cm insulation. Underfloor heating is located in the kitchen, living room, bathrooms and hallway, while central radiators are located in the bedrooms. The beds are handmade from wrought iron. There is "Cavali" ceramics on the floors and wooden paneling in the bedrooms. Sliding rocks on hydraulics (profile 28cm). Windows and shutters are aluminum with three-layer tempered glass filled with gas. Shower cabins with retarders "ONLY". The sinks are unique made of crystal calcite. Sanitary ware Catalano + built-in Geberit Sigma cisterns. Faucets are wall-mounted. Central vacuum cleaner. In the living room there is a thermal fireplace. The house has a boiler of 300 l + accumulation of heating water 400 l (Cordivari). There is a possibility of installing solar panels and heat pump. On a plot of 600 m2 there is a swimming pool of 30m2 with Roman stairs, hydromassage bench, waterfall, with electrolysis (Zodiac) equipped with HARVARD pump and sand filter. There is also a summer kitchen with a stone sink and gas grill and an outdoor shower. Automatic watering for flowers has also been installed. The property is only 15 minutes away from the sea and the beautiful beaches of Rovinj. All facilities such as kindergarten, school, bank, pharmacy and shops are nearby. If you are looking for a luxury property, do not miss this opportunity to make this unique stone beauty your own! The house is worth your attention! ID CODE: 11167

### Additional contact info

Reference Number: 577649  
Agency ref id: 11167