

## ISTRA, KANFANAR - Ekskluzivna luksuzna vila, Kanfanar, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
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  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
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 - Ekskluzivna luksuzna vila
Property for:	Sale
House type:	detached
Property area:	372 m <sup>2</sup>
Lot Size:	1364 m <sup>2</sup>
Bedrooms:	7
Bathrooms:	5
Price:	1,600,000.00 €
Updated:	Oct 27, 2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	In preparation
--------------------	----------------

### Heating

Central heating:	yes
------------------	-----

### Description

Description:	ISTRIA, KANFANAR - Exclusive luxury villa 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, 15 minutes' drive from Rovinj. There are many sights for which Kanfanar municipality is famous. From the beautiful green-blue oasis of the Lim channel to the ruins of the medieval city of
--------------	--

Dvigrad, numerous archaeological sites, rich sacred heritage, local products. With a small access to the sea, the municipality of Kanfanar is an interesting destination for all lovers of nature, historical heritage, Istrian tradition and culture, as well as active vacations. Surrounded by greenery in a gentle neighborhood not far from Kanfanar, an exclusive luxury villa is for sale. Apart from the spacious garden, the property is characterized by a combination of traditional and modern, quality of construction and spatial organization of the interior. Sophisticated, luxurious villa, all covered with stone, fits into the village and the landscape in terms of shape and color. It stretches luxuriously through two floors of a functional floor plan, and the living area is clearly defined and exudes elegance and luxury, and provides a high level of comfort with top-quality equipment and furniture. On the ground floor there is a living room with access to a covered terrace with an open fireplace and an outdoor toilet. The rest of the ground floor is complemented by a kitchen, dining room, two bedrooms with private bathrooms, a guest toilet and a technical room. An internal staircase leads to the first floor where there are three bedrooms with their own bathrooms. The fenced yard is full of greenery, and the perfect harmony is rounded off by the 67 m<sup>2</sup> swimming pool with a sun deck. The villa has 25% ownership in the sports and recreation complex that offers an organic garden with seasonal vegetables, outdoor fitness, 2 tennis courts, 2 bocce courts as well as handball, soccer, basketball and volleyball courts. The excellent location and the spatial organization of the interior and exterior of this luxury property provide an opportunity for a comfortable family life or an investment investment in a tourist rental business. The seller of the property in question is a legal entity. 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: 5453

### Additional contact info

Reference Number: 578118  
Agency ref id: 5453  
Contact phone: +385 92 235 9472