

## Istra, Kanfanar, prekrasna vila 2 u rezidencijalnom naselju, Kanfanar, House



### Seller Info

Name: Agencija Europartner  
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Last Name: Europartner  
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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:	Istra, Kanfanar, prekrasna vila 2 u rezidencijalnom naselju
Property for:	Sale
House type:	detached
Property area:	167 m <sup>2</sup>
Lot Size:	733 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	3
Price:	575,000.00 €
Updated:	Apr 25, 2024

### Condition

Newbuild:	yes
Condition:	Under construction
Built:	2024

## 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: 2

## Description

Description: A complex of nine Mediterranean villas with swimming pools is being built near Kanfanar and beautiful Rovinj. The villas are only 4 kilometers from the Istrian Epsilon (highway). The distance from larger cities such as Pula is 30 km and from Rovinj only 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. The concept of the houses 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 is designed in such a way that it consists of an open space kitchen concept with a dining room and a living room, a storage room, three bedrooms and four bathrooms. From the kitchen there is access to the sun deck and pool. The house will have a boiler room for central heating, an additional storage room - an outdoor storage room that is intended for the maintenance of the garden and the engine room of the swimming pool. The house will also have an exterior a summer kitchen with a grill that allows you to stay and dine outdoors in the warm months. It is important to note that the house will be built in a typical Istrian style, where emphasis will be placed on the materials with which such houses were built in the past. The roof will be wooden with stone wool insulation, Istrian tiles. Demit facade with a thickness of 10 cm, which comes on the facade in combination with stone. Underfloor heating is planned on the ground floor and on the first floor. Cooling will be regulated by air conditioners (every room + living room). The plot covers 733 m<sup>2</sup>, and the net square footage of the living space is 167 m<sup>2</sup>. The dimensions of the pool are 32 m<sup>2</sup>, the beach of the pool is lined with

stone. Covered parking for two cars will be paved with asphalt. The entrance gate (portun) to the settlement is regulated by an electric motor with a remote control. The interior and exterior joinery will be wooden in order to maintain the authentic look of typical Istrian villas. The environment will be landscaped, planted with grass and plants with irrigation. The planned construction completion date is 2024. The house will be completely decorated and finished with installed outdoor lighting. Furniture is not included in the price. Custom ID: D-209 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

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Agency ref id: D-209  
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