

## ISTRA, KANFANAR - Rustikalno moderna vila okružena prirodom! Kanfanaar, 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  
Mobile: 385 91 480 8808  
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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 - Rustikalno moderna vila okružena prirodom!
Property for:	Sale
House type:	detached
Property area:	360 m <sup>2</sup>
Lot Size:	1266 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	6
Bathrooms:	5
Price:	1,050,000.00 €
Updated:	Jun 25, 2024

### Condition

Newbuild:	yes
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### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Parking

Garage:	yes
Number of parking spaces:	4

### Description

Description:	ISTRIA, KANFANAR - Rustic modern villa surrounded by nature! We present to you a spacious holiday villa in a beautiful and peaceful location, which is
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surrounded by green glades and only one neighbor. The villa is located on a large plot of 1266 m<sup>2</sup>, and the living area is 360 m<sup>2</sup> and extends over 2 floors. It is an ideal investment for tourism because the villa has 5 bedrooms and 5 bathrooms. On the ground floor there is an open space living room, kitchen, utility room under the stairs, and two bedrooms with private bathrooms, while on the first floor there are 3 bedrooms with private bathrooms and one of them has a terrace with a view of greenery and agricultural land. TECHNICAL DESCRIPTION: - the villa is sold with furniture - underfloor heating/ more options for choosing the type of underfloor heating - chimney - 6 Mitsubishi air conditioners - mosquito nets The villa is in the process of being furnished. Within the spacious garden there is a swimming pool and a covered summer kitchen with accompanying rooms: a bathroom and an engine room for the pool with a total area of 33.4 m<sup>2</sup>. A garage space of 35 m<sup>2</sup> with parking spaces is waiting for new tin pets. LOCATION: The position of the property truly offers peace and quiet, so it is ideal for those clients who would like to have a property without many neighbors and built-up facilities surrounded by agricultural land on two sides. Although the property is located in a quiet location, there is a lot of different content in the immediate vicinity. ROVINJ- 20.5 km LIMSKI KANAL- 24.6 km POREČ - 34 km PULA AIRPORT- 40.5 km Ownership 1/1 No cargo. Dear clients, the agency commission is charged in accordance with the General Business Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 30356

## Additional contact info

Reference Number: 608444  
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