

## Istra, Kanfanar - prodaja samostojeće kuće s pomoćnim objektom!, Kanfanar, House



### Seller Info

Name: Elite Nekretnine  
First Name: Elite  
Last Name: Nekretnine  
Company: Elite nekretnine  
Name:  
Service Type: Selling and renting  
Website: <https://www.elite-nekretnine.hr>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Ciottina 24b  
Mobile: +385 51 444 488  
Phone: +385 51 444 488  
Fax: +385 51 444 494  
About us: LEGAL SERVICES Company has a legal department which consists of an attorney at law who for our clients perform all legal actions in connection with the check up of the Land registry, composition of all legal acts, submitting tax reports and submitting requests for inscription of the ownership into the Land books. SERVICES Company provides wide variety of services such as: mediation in negotiations between the parties (seller and buyer) all in the best interest of all parties involved, all in accordance with the principle of conscientiousness. transfer of all utilities onto the new owner after the purchase submitting request to the Land registry for the purpose of the inscription of the ownership right obtaining the title deed and submitting the same to the tax authorities

settling the inscription in the  
Land books rent, sale check up  
of all documentation appraisals  
marketing and advertising  
support for obtaining energy  
certificates free consultance

#### General data

Name : Elite nekretnine  
Abbreviated name : Elite RI  
Head office : Ciottina 24 b  
OIB 28953054348  
IBAN and name of bank :  
HR4224920081100053969 ,  
Imex banka

#### Listing details

### Common

Title: Istra, Kanfanar - prodaja samostojeće kuće s pomoćnim objektom!  
Property for: Sale  
House type: detached  
Property area: 187 m<sup>2</sup>  
Lot Size: 759 m<sup>2</sup>  
Bedrooms: 5  
Price: 198,000.00 €  
Updated: May 31, 2024

### Condition

Built: 1900

### Location

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



### Heating

Heating type: central (own) electrical

### Description

Description: Istria, Kanfanar - detached house for sale! In the center of Istria, more precisely in a small settlement in the vicinity of Kanfanar, a detached house is for sale with

an auxiliary facility and a building permit issued for the complete reconstruction of the existing building. A building permit and a project for a traditional villa with a swimming pool on a plot of land with a total area of 759 square meters have been issued. According to the project, the villa with a swimming pool will have an entrance from the southeast side and the area of the main house is 142.14 m<sup>2</sup>, auxiliary buildings of 17 m<sup>2</sup> and a pool of 44 square meters. The duplex with a pool has four bedrooms, each room has its own bathroom, a living area on the ground floor and a pool of 44 square meters. An asphalt road leads to the house. The villa will also have parking for two cars in the garden. The house was built in 1900 with an auxiliary building that was like a stable next to the house, which was once used for domestic animals. Due to the location where the house is located, it can be a great property to rent during the summer months or as a vacation home. Peace, surrounded by family houses on the edge of a small village is the perfect position for a holiday home, whether it is for renting or for private purposes. All the necessary documentation has been collected so that the start of construction is possible immediately. It is located in the area between Rovinj and Kanfanar, near the connection to the Istrian epsilon (highway) 5 km. The distance of the property from Kanfanar, where there are important facilities such as shops, cafes, pharmacy, school, etc., is 3 km, Žminj 9 km, Rovinj 20 km. For more details or to arrange a viewing of the property, DIRECT CONTACT WITH THE AGENT: Agent: Rebeka T. | Mobile: 099 2816562 | E-mail: rebekatomisic.elitenekretnine@gmail.com. The agency commission is charged in accordance with the General Terms and Conditions available on the website [www.elite-nekretnine.hr/opci-uvjeti-poslovanja](http://www.elite-nekretnine.hr/opci-uvjeti-poslovanja).

### Additional contact info

Reference Number: 612344  
Agency ref id: 37169  
Contact phone: +385 95 595 8800