

ISTRA, KANFANAR - Luksuzna i jedinstvena 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 i jedinstvena kamena vila
Property for:	Sale
House type:	detached
Property area:	200 m ²
Lot Size:	600 m ²
Number of Floors:	2
Bedrooms:	4
Bathrooms:	3
Price:	644,000.00 €
Updated:	Sep 26, 2024

Condition

Newbuild:	yes
Built:	2021
Last renovation:	2023

Location

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

Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



Additional information

Energy efficiency:	A+
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Parking

Number of parking spaces:	3
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Description

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ISTRIA, KANFANAR - Luxury stone villa located in a quiet location, within easy reach of all necessary amenities. A luxury stone villa with 4 **** is for sale in Kanfanar. The house has an area of 200m², and it was built on a plot of 600m². It extends over two floors. On the ground floor of the house there is a kitchen with a dining room and a living room from which there is access to the yard, as well as one bedroom with a hanging bed and its own bathroom. We climb the internal stone stairs to the first floor of the house, where there are two bedrooms with their own bathrooms and terraces. One bedroom has a gallery intended for additional beds. On the first floor above the living room, there is a weight net for up to 700 kg, from which you can watch television. The house is built with 30 cm porotherm brick with 10-15 cm styrofoam insulation + stone cladding. Tondach ventilating roof with insulation 18cm. Underfloor heating is located in the kitchen, living room, bathrooms and hallway, while central heating radiators are located in the bedrooms. Beds are handmade from wrought iron. The floors are made of "Cavali" ceramics, the bedrooms have wooden paneling. 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 from crystal-calcite. Catalano sanitary ware + built-in Geberit Sigma cisterns. Faucets are built-in wall mounted. Central vacuum cleaner. There is a thermal fireplace in the living room. The house has a 300 l boiler + 400 l water storage for heating (Cordivari). The possibility of installing solar panels and a heat pump. On the garden of 600 m² there is a pool of 30 m² with Roman steps, a hydromassage bench, a waterfall, with electrolysis (Zodiac) equipped with a HARVARD pump and a sand filter. There is also a summer kitchen with a stone sink and a gas grill, as well as an outdoor shower. Automatic irrigation for flowers was also installed. The property is only 15 minutes away from the sea and beautiful Rovinj beaches. All facilities such as kindergarten, school, bank, pharmacy, shop are in the immediate vicinity. 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! Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 33534

Additional contact info

Reference Number: 645964

Agency ref id: 33534