

## Istra - Kanfanar - mediteranska kuća s bazenom, 167 m2, Kanfanar, House



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Istra - Kanfanar - mediteranska kuća s bazenom, 167 m2
Property for:	Sale
House type:	detached
Property area:	167 m <sup>2</sup>
Lot Size:	733 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	4
Price:	575,000.00 €
Updated:	Oct 03, 2024

### Condition

Newbuild:	yes
Built:	2025

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces: 2  
Covered parking space: yes

## Description

Description:

Kaiser Immobilien offers a beautiful house with a pool built in a typical Istrian style, with an emphasis on the materials that were once used in the construction of houses in this area. The house is located in a closed complex of Mediterranean villas, just a few kilometers from Svetvinčent and Kanfanar. The town of Rovinj and all the necessary facilities (shops, banks, restaurants, pharmacies, etc.) are close by. The house is oriented towards the south and is open to light and sun almost all day. The house consists of an entrance hall, 3 bedrooms, 4 bathrooms, kitchen, dining room, pantry, living room, boiler room for central heating and additional storage. It also has an outdoor summer kitchen with a grill. It will be heated with floor heating, which is planned on the ground floor and on the first floor, and cooling is planned with air conditioners (they will be in every room and living room). The house has a net area of 167 m<sup>2</sup> and is located on a plot of 733 m<sup>2</sup>, which provides the future owners with privacy and peace. The yard will be landscaped, with planted grass and plants with irrigation, and will have outdoor lighting installed. The planned construction completion date is 2025. ID CODE: 115-022

## Additional contact info

Reference Number: 648639  
Agency ref id: 115-022