

## Istra, Poreč - luksuzna vila, 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, Poreč - luksuzna vila
Property for:	Sale
House type:	detached
Property area:	372 m <sup>2</sup>
Lot Size:	1611 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	7
Price:	1,600,000.00 €
Updated:	Oct 31, 2024

### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Heating

Central heating:	yes
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### Parking

Number of parking spaces:	2
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## Description

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Kaiser Immobilien puts on the market a luxurious villa with a swimming pool, surface area 372 m<sup>2</sup> with a garden area of 1611 m<sup>2</sup>, a beauty of vintage charm, perfect dimensions for large family gatherings. On the ground floor there is a luxurious living room with a fireplace, a dining room with a table and chairs for 10 people, a toilet, a large and modernly equipped rustic kitchen and two bedrooms with bathrooms, one with a double bed, the other with two separate beds. There are three double rooms with bathrooms and double beds on the first floor. Two bedrooms have access to the terraces with a beautiful view of the greenery and the sea and Rovinj in the distance. Relax on a deckchair with an interesting book, play hide-and-seek with the children, prepare a delicious lunch with ingredients from the nearby eco-garden, taste local wines while watching fairy-tale sunsets... all this and much more is made possible by the beautiful garden with a swimming pool, which is one of the trump card of this exceptional house. The villa offers a fantastically equipped sports area with a multifunctional field for handball, basketball and football, a volleyball court, 2 tennis courts, 2 bocce courts, a table tennis table, outdoor fitness and a huge children's playground. ID CODE: 100-007

## Additional contact info

Reference Number: 648929  
Agency ref id: 100-007  
Contact phone: +385 99 214 0008