

## Istra, Poreč - luksuzna villa, 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 villa
Property for:	Sale
House type:	detached
Property area:	359 m <sup>2</sup>
Lot Size:	880 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	6
Price:	1,120,000.00 €
Updated:	Nov 15, 2024

### Condition

Newbuild:	yes
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### 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

## Description

Description:

Kaiser Immobilien is putting on the market a luxury villa with a pool of 359 m<sup>2</sup> on two fully air-conditioned floors with a capacity of 8 people. On the ground floor of the house there is a spacious living room with a fireplace and SAT-TV and access to a spacious covered terrace with a dining table, a fireplace for grilling and a lounge area, a large, fully equipped kitchen with a dining room, one double bedroom with a double bed, its own shower- Toilet and exit to the terrace, separate toilet in the living room and shower/toilet on the terrace. On the first floor of the house, there are a total of 3 double rooms, each with its own shower/toilet, two of which have a double bed and a balcony, and one with two single beds. Luxurious and designer-furnished villa, with its own garden and swimming pool with hydromassage corner, located on the edge of the village of Ladići near Kanfanar, 23 km from Poreč and 26 km from picturesque Rovinj. The villa is luxuriously equipped and furnished with rustic furniture in the style of a castle, offering its guests a very high level of comfort, while the balcony on the first floor of the house offers a beautiful panoramic view of the sea. The villa has common facilities that represent a unique offer for this type of holiday home in Istria, consisting of 2 tennis courts, a multi-purpose playground for basketball, volleyball and indoor soccer, a bowling alley, outdoor fitness, a children's playground and a garden where the guests of the house they can pick organically grown vegetables. All the listed facilities are of course included in the price. The fenced and closed sports residential complex covers an area of 5600 m<sup>2</sup>. All courts have lighting so that they can be used at night. The complex consists of: - ecological garden - landscaped area with equipment - landscaped children's playground - two tennis courts - two bocce courts - handball court - basketball court - court for volleyball - outdoor fitness ID CODE: 100-004

## Additional contact info

Reference Number: 648932  
Agency ref id: 100-004  
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