# Istra, Poreč - luksuzna villa, Kanfanar, House



Seller Info	
Name:	Kaiser Immobilien
First Name:	Kaiser
Last Name:	Immobilien
Company	Kaiser Immobilien d.o.o.
Name:	
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
	Silvija Panuccio and Dean Luić.
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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. 133/2024

Reg No.:

## Listing details

## Common

Title:	Istra, Poreč - luksuzna villa
Property for:	Sale
House type:	detached
Property area:	359 m²
Lot Size:	880 m²
Bedrooms:	5
Bathrooms:	6
Price:	1,120,000.00 €
Updated:	Nov 15, 2024

yes

# Condition

Newbuild:

## Location

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

## Permits

Ownership certificate: yes

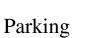
### Additional information

Energy efficiency: In preparation

## Heating

Central heating:

yes





Number of parking spaces:

2

#### Description

Description:

Kaiser Immobilien is putting on the market a luxury villa with a pool of 359 m2 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 m2. 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
Contact phone:	+385 99 214 0008