

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
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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.

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:	297 m ²
Lot Size:	824 m ²
Bedrooms:	5
Bathrooms:	6
Price:	1,050,000.00 €
Updated:	Oct 03, 2024

Condition

Newbuild: yes

Location

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

Permits

Ownership certificate: yes

Additional information

Energy efficiency: In preparation



Heating

Central heating: yes

Parking

Number of parking spaces: 2

Description

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Kaiser Immobilien is putting on the market a luxury villa with a pool of 297 m² on two fully air-conditioned floors with a capacity of 8 people. On the ground floor of the house there is a small living room with a fireplace and satellite TV and an exit 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, a separate toilet in the living area and a shower/toilet on the terrace. On the first floor of the house there are a total of 4 double rooms, each with its own shower/toilet, one with a double bed and its own balcony, two with a double bed 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 lavishly equipped and furnished with rustic castle-style furniture, 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 they can be used even 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 - volleyball court - outdoor fitness ID CODE: 100-003

Additional contact info

Reference Number: 648934
Agency ref id: 100-003