

## Istra, Kanfanar - villa s bazenom 213m2 u privatnom kompleksu, Kanfanar, House



### Seller Info

Name: ReMax Centar nekretnina

First Name: ReMax

Last Name: Centar nekretnina

Company Name: ReMax Centar Nekretnina

Name:

Service Type: Selling and renting

Website: <https://www.remax-centarnekretnina.com>

Country: Croatia

Region: Primorsko-goranska županija

City: Rijeka

ZIP code: 51000

Address: Krešimirova 12a

Phone: 0038551635350

About us: RE / MAX Real Estate Center is the largest RE / MAX franchisor in Croatia with 8 offices in the following cities: Zagreb, Rijeka, Pula, Poreč, Umag, Rovinj, Opatija and Crikvenica. For more than 12 years, Re / max Real Estate Center has been operating as a local expert in areas where it operates with over 90 sales representatives.

The company is focused on providing the highest quality and most personalized real estate buying and selling services to its clients. A reliable advisor for the Croatian real estate market, Re / max Real Estate Center is determined to maintain strict standards of excellence through continuous indicators of success in real estate sales and by supporting the value of the Re / max brand.

Reg No.: 656/2009

## Listing details

## Common

Title:	Istra, Kanfanar - villa s bazenom 213m2 u privatnom kompleksu
Property for:	Sale
House type:	detached
Property area:	213 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	5
Price:	650,000.00 €
Updated:	Oct 17, 2024

## Condition

Newbuild:	yes
Built:	2024

## Location

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

## Additional information

Energy efficiency:	In preparation
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## Parking

Covered parking space:	yes
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## Description

Description:	<p>In the vicinity of Rovinj, we are selling a villa under construction, which is located on a plot of land of 911m<sup>2</sup>. The villa itself consists of a ground floor and an upper floor with a total usable net area of 213m<sup>2</sup>, which includes two covered parking spaces paved with concrete. The house consists of an entrance hall, 4 bedrooms, 5 bathrooms, kitchen, dining room, kitchen pantry, living room, boiler room for central heating, additional storage room - an external storage room that is redone for the maintenance of the garden and the engine room of the swimming pool. The house was built in a typical Istrian style, where the emphasis was placed on the materials with which such houses were built once upon a time. Wooden roof, stone wool insulation, Istrian bath tiles. Demit facade with a thickness of 10 cm, which comes on the facade in combination with stone. Underfloor heating is planned on the ground floor and on the first floor. Cooling air conditioners (each room + living room). Pool dimensions 8x4m<sup>2</sup>, pool beach lined with stone. Entrance gate</p>
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to the village with electric motor, remote control. Internal and external wooden carpentry. Ceramic floors, stone stairs. Wrought iron handrails and railings. Landscaped, planted grass and plants with irrigation. The house is completely decorated and finished with installed outdoor lighting. An excellent investment opportunity in a top location. ID CODE: 300571006-167

### **Additional contact info**

Reference Number: 652878  
Agency ref id: 300571006-167  
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