

## ISTRA, KANFANAR - Luksuzna kuća na mirnoj lokaciji, Kanfanar, House



### Seller Info

Name: Agencija Dux nekretnine  
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Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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Region: Primorsko-goranska županija  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, KANFANAR - Luksuzna kuća na mirnoj lokaciji
Property for:	Sale
House type:	detached
Property area:	250 m <sup>2</sup>
Lot Size:	1000 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	7
Bathrooms:	4
Price:	1,150,000.00 €
Updated:	Oct 16, 2024

### Condition

Newbuild:	yes
Built:	2022

### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	A+
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### Heating

Central heating:	yes
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### Parking

Number of parking	6
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spaces:

## Description

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ISTRIA, KANFANAR - Luxury house with a view of the sea This beautiful house is located near the medieval fortress Dvigrad and the municipality of Kanfanar, which is known for its wealth of cultural and historical heritage, natural beauty and traditional customs. It is strategically located on the edge of the construction zone and is surrounded by greenery and the tranquility it offers. What is special about this house is that it is a house with an Eco certificate, one of the few in the County of Istria (only 53 houses in Istria have this certificate). It is architecturally designed to have 5 stars and as such has everything you can imagine and desire. This modern house is situated on a 1000m<sup>2</sup> garden, which extends over two floors, ground floor and first floor, with a total living area of 250m<sup>2</sup>. On the ground floor there is a spacious living room with kitchen and dining room, one bedroom with its own bathroom and a guest toilet. The ground floor of this beautiful house, in addition to high-quality custom-made furniture, is also decorated with tiles of Italian design, and the whole house has underfloor heating with a heat pump, while in the living room there is also a fireplace that offers a special atmosphere during the winter months. The living area leads directly to the garden and pool where you can enjoy the sun. An internal staircase made of Brac stone leads to the first floor where there are three more bedrooms with their own bathrooms. One of the rooms has its own terrace with a view into the distance and the sea. All bathrooms have hand-made sinks and the glass walls of the shower are movable for maximum comfort. The yard is fenced, decorated and maintained. At the very entrance, through the automated gate, we encounter a century-old olive tree and a multitude of Mediterranean plants. The very center of the garden is a swimming pool with its 48m<sup>2</sup> and it is filled with salt water. Next to the swimming pool there is a beautiful dug-in place for hanging out and sunbathing, and the jacuzzi has also found its place there. There is also a covered summer kitchen with all the necessary appliances in the garden. The special feature of this beautiful and unique property is certainly the view of the sea that extends from the ground floor and many other details that will delight you at first glance. It is only a five to ten minute drive to all facilities such as shops, educational and health institutions. Considering the location, equipment and unobstructed view of the sea, environment and greenery, the property represents an excellent opportunity for family life or as an investment for rental for tourist purposes, where this house has achieved excellent results. Considering that it is handmade furniture, it is not included in the price (except for the kitchen), but it can certainly be arranged with an extra charge. Additional features: - outdoor solar shower - tiles outside and inside are anti-slip R11 - 10kw photovoltaic cells that produce electricity - water purifiers - built-in fan coils in every room - alarm and video surveillance - automatic irrigation - boiler of 450L of hygienic water and 250L of technical water - 6 parking spaces in the fenced yard - smart home system; smart home management via applications on a mobile device - turning on the light by touch Dear clients, the agency commission is charged in accordance with the General Terms and Conditions of Business:

[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 34152

## Additional contact info

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