

## MRGANI – vrhunska rekonstrukcija kamene kuće s pogledom na more, Kanfanar, House



### Seller Info

Name: Dogma Nekretnine  
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Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	MRGANI – vrhunska rekonstrukcija kamene kuće s pogledom na more
Property for:	Sale
House type:	detached
Property area:	558 m <sup>2</sup>
Lot Size:	1916 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	9
Bathrooms:	6
Price:	1,350,000.00 €
Updated:	Oct 28, 2024

### Condition

Built:	1900
Last renovation:	2020

### Location

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



### Permits

Ownership certificate:	yes
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### Description

Description: A unique property for lovers of peace and good energy. The property is designed as a small station or boutique heritage hotel. These three stone houses are ideal for a blend of modern and indigenous design. The stone houses are located on a plot overlooking the sea, in the relaxing landscape of the village Barat, and whose basic conceptual element would be a harmonious and functional combination of traditional architecture, nature and man, but in a special and slightly different way of architecture and interior design. through a story of tradition in a new guise that would become a new enduring value for the future! The jewel of the landscape in Barat is a unique complex of three indigenous stone houses with a floor area of 230 m<sup>2</sup> that surround this magnificent estate on a plot of 1943 m<sup>2</sup> with an

auxiliary building of 58 m<sup>2</sup>. The stone beauties are semi-built, the floors are partly P + 1 and P + 2. For all those who dream their dream and want to realize it in Istria. In a nice place in Istria, in the village of Barat, stand proudly three stone houses in a row and call to be renovated and to get their new soul and magic that new homeowners will enjoy to the fullest. For them, there is already a preliminary design for a future smaller hotel with associated facilities or at the customer's choice, but all in agreement with the future investor. So, from the upper floor of the stone houses there is that unique view of the sea and the beauty of nature and the clear blue sky. In a beautiful garden surrounded by dry stone walls there is an old well and a front door dating back to 1925. In the center of the yard proudly grows the old Ladonja, which provides God-given shade in the summer for great heat. The village also has an old Romanesque church, a playground and a bowling alley for leisure and relaxation. The immediate vicinity of Sveti Lovreč (10 min) provides everything basic such as shops, cafes, restaurants and other service activities. The historic tourist towns of Rovinj and Poreč, as well as the first beaches are located 35 minutes from Barat, as well as the connection with the highway (10 minutes) that connects you with the airport (40 minutes) or further with Italy or via Rijeka with the rest of Croatia and further. The price of the property includes the design and conceptual project according to the buyer's wishes with 3D interior and exterior and a building permit. ID CODE: IS1514147

### Additional contact info

Reference Number: 664753  
Agency ref id: IS1514147