

## PREKRASNA ECO VILA SA BAZENOM I OTVORENIM POGLEDOM, Kanfanar, House



### Seller Info

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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:	PREKRASNA ECO VILA SA BAZENOM I OTVORENIM POGLEDOM
Property for:	Sale
House type:	detached
Property area:	250 m <sup>2</sup>
Lot Size:	984 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	1,150,000.00 €
Updated:	Oct 29, 2024

### Condition

Built: 2022

### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency: A

### Description

Description: Kanfanar is a small place in Istria. It is located on the western part of the Istrian peninsula, near the Adriatic Sea. Kanfanar is known for its picturesque landscape, traditional stone houses and rich cultural heritage. Kanfanar is also known for its agricultural activities, especially the production of olive oil and viticulture. The fertile soil and favorable climate of the region make it suitable for growing vines and producing high-quality wines. Visitors can explore local wineries and taste

famous Istrian wines. The Kanfanar settlement offers a peaceful and relaxed atmosphere, far from the hustle and bustle of larger cities. It is an excellent place for enjoying nature, walking or cycling and experiencing the charms of rural Istria. This exceptional villa is located on a plot of 980 m<sup>2</sup> and has a total of 250 m<sup>2</sup>, extending over the ground floor and first floor. The first impression upon arrival at the property is overwhelming. The outdoor space is extremely large and spacious. It has 2 outdoor terraces where there is a summer kitchen (fully equipped), a 50 m<sup>2</sup> swimming pool (salt water), a Jacuzzi and a lounge area and even 4-5 parking spaces. The extremely peaceful environment allows for impeccable relaxation. On the ground floor there is a spacious kitchen with a dining area and a living room that has three direct exits to the outdoor terrace, and for this reason it is extremely sunny. Then a large bedroom with its own bathroom and a guest toilet. The kitchen is Dan Kuchen, induction hob Electrolux, Oven Electrolux and has 2 refrigerators. Massive and meticulously arranged stairs lead to the 1st floor, where the remaining 3 bedrooms and 3 bathrooms are located. Each bedroom is above average in size and very spacious. Architectural design for a 5\* villa. Each room on the first floor has an exceptional view of nature, and one has access to the terrace. The villa is fully equipped with underfloor heating, fan coilers and a fireplace. It also has a 10kw photovoltaic power station (two-way clock), a 400-liter water heater, video surveillance and an alarm system, a facade of 10 cm styrofoam, windows and doors are ALU and PVC carpentry. The plot is fully fenced and has an electric patio door. Along with all the equipment, the Villa has an Eco certificate, which means that it has a document that confirms various aspects of construction, such as energy efficiency, materials used in construction. \* EXCEPTIONAL VILLA 250 m<sup>2</sup> \* PLOT 980 m<sup>2</sup> \* 4 BEDROOMS \* 4 BATHROOMS and 1 WC \* SWIMMING POOL (salt water) 50 m<sup>2</sup> \* 2 OUTDOOR TERRACE \* SUMMER KITCHEN (fully equipped - water, electricity, fridge and grill) \* LOUNGE ZONE \* JACUZZI \* COMPLETELY FURNISHED \* PHOTOVOLTAGE PLANT OF 10 kw (two-way clock) \* BOILER 400 liters \* FLOOR HEATING in all houses \* FAN COILERS \* ALUMINUM AND PVC CARPENTRY \* FACADE 10 cm Styrofoam \* COMPLETELY FENCED YARD \* ELECTRIC YARD DOOR \* VIDEO SURVEILLANCE and ALARM SYSTEM Agents are at your disposal for any additional information: ROBERTA POROPAT Licensed agent Mobile 00385 95 528-3152 Telephone 052/639-276 [roberta.poropat@dogma-nekretnine.com](mailto:roberta.poropat@dogma-nekretnine.com) DAVID ROCE Licensed agent Mobile 00385 99 759-1558 Telephone 052/639-276 [david.roce@dogma-nekretnine.com](mailto:david.roce@dogma-nekretnine.com) ID CODE: IS1508633

## Additional contact info

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