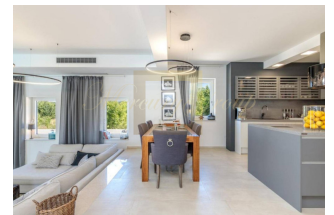




Kanfanar, a luxury house with a sea view

Croatia, Istria

Price:	€ 1 150 000
Object type	House
Market	New building
Year built	2022
Bedrooms	4
Number of rooms	4
Land area	1000 m2
Area	250 m2
Category	For sale



This modern house is located on a 1000 m2 garden, which extends over two floors, ground floor and first floor, with a total living area of 250 m2. On the ground floor, there is a spacious living room with a kitchen and dining room, one bedroom with a 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. Throughout the house, there is 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 bathrooms. One of the rooms has a 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 48 m2 and 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, and 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.

Given 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.



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Additional features:

- outdoor solar shower
- tiles outside and inside have anti-slip markings R11
- 10 kW photovoltaic cells that produce electricity
- water purifiers
- built-in fan coils in every room
- alarm and video surveillance
- automatic irrigation
- boiler of 450 L of hygienic water and 250 L of technical water
- 6 parking spaces in the fenced yard
- smart home system; smart home management via apps on a mobile device
- turning on the light on the touch

For more information, feel free to contact us.

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