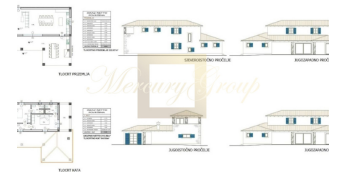




**Istria Kanfanar-Surroundings, a beautiful Istrian villa in a closed complex**

*Croatia, Istria*

<b>Price:</b>	<b>€ 650 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2024
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Land area</b>	911 m2
<b>Area</b>	213 m2
<b>Category</b>	For sale



In the vicinity of Kanfanar, in a quiet environment, an autochthonous villa is for sale, which forms part of a closed complex that will contain nine villas with a swimming pool.

A detached villa with a total net area of 213 m2 is located on a plot of 911 m2. It consists of the ground and first floors.

On the ground floor, there is an entrance hall, an open-space living room with a kitchen and a dining room, two bedrooms with their own bathrooms, additional guest bathrooms, a storage room, and a large covered terrace. An internal staircase leads to the first floor, where there are two bedrooms with their own bathrooms.

The spacious house of 911 m2 has a summer kitchen with a barbecue, an 8x4 m2 swimming pool with a sun deck covered with stone, and greenery with planted plants that will be watered through the irrigation system. Outside, there is an additional storage room and an engine room.

There are three covered parking spaces paved with concrete.

Underfloor heating is planned on the ground floor and on the first floor, while cooling is provided by air conditioners (every room plus the living room).

The villa is oriented to the south and is open to light and sun almost all day, while at the same time ensuring maximum privacy for each individual house.

The villa will be built in a typical Istrian style, where the emphasis was placed on the materials with which such houses were built once upon a time.

The Demit facade is 10 cm thick, and it comes on the facade in combination with stone. Internal and external



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wooden carpentry.  
Ceramic floors, stone stairs.  
Wrought iron handrails and railings.

The entrance gate to the settlement will be powered by an electric motor and controlled by a remote control.

This beautiful two-story house is ideal for an investment in a tourist rental or for a family home! The distance from Pula is 30 km, Rovinj is only 20 km, as well as from the sea, which provides residents with proximity to urban areas and the sea, but at the same time the possibility of living in the peace and quiet of a charming Istrian village.

The villa will be fully furnished, with landscaped surroundings and installed lighting. Furniture is not included in the price!

For more information, feel free to contact us.

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