



**Kanfanar, a beautiful Istrian house
 with an enchanting garden**

Croatia, Istria

Price:	€ 2 250 000
Object type	House
Market	New building
Year built	2019
Bedrooms	3
Number of rooms	3
Land area	35000 m2
Area	200 m2
Category	For sale



Discover the pinnacle of sophisticated living on an extraordinary estate nestled in the heart of natural beauty. Well, let's start from the very entrance to this wonderful property with a total area of 35,000 m2, which is surrounded by dry stone walls on all sides. Entering through the courtyard gate, you enter the wonderful property, and a 300 m-long white road leads to the house itself.

The main plot (2,303 m2) contains a stone house, a perfect blend of traditional and modern, extending to 134 m2, with an elegant interior, abundant natural light, and a wonderful view of the expanse of greenery.

The house is spread over two floors, the ground floor and the first floor. Upon entering the house, there is an area with a laundry room, a sauna, a spacious living room with a kitchen and dining room in an open space concept, a guest toilet, and one bedroom with its bathroom. An internal staircase leads us to the first floor, where there are two more bedrooms, each with its bathroom and terraces. The house is fully air-conditioned, and there is a fireplace on the ground floor for heating.

In the spacious yard, there is a covered outdoor kitchen, a sunbathing area, and a pool of up to 50 m2. The pool is equipped with advanced features including salt water treatment for high-quality chlorine-free water, electrolysis, pool heating, and ambient underwater lights. The technical room of the pool is located in the sunbathing area for easy access.

The property boasts enchanting details, such as 50 olive trees that produce around 130 kg of fruit and a variety of Mediterranean herbs that you can also use to prepare delicacies.

This residence offers an impeccable blend of comfort and sophistication. Enhanced security measures, including video surveillance and an alarm system, provide peace of mind for any discerning owner.



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But that is not all! In addition to the main plot, there are two construction plots of a total of 6,193 m2 for which there is already a conceptual solution for the construction of an additional residential building for all those who see this property as an investment.

And finally, what makes this property unique on the market, in addition to the construction land, is the additional agricultural land of as much as 26,000 m2. At the same time, it should be noted that it consists of several plots that are located next to each other, which gives the future owner either the opportunity to live in seclusion with a wonderful view of the greenery and the forest or, with a little ingenuity, use the full potential of this property and return the invested money in a very short time.

The location offers convenience, with Pula Airport 33 km away. The beach is easily accessible, either in the Lim channel, 6 km away or in Rovinj, only 10 km away. Nearby there are well-known restaurants, as well as grocery stores in Rovinjsko Selo, only a 7-minute drive away.

For additional information or viewing, feel free to contact us.

Contacts:

Alina Merca

GSM: + 37129642499

(Viber, WhatsApp)

E-mail: alina@mgroup.lv