

# Villa

## Kanfanar, Istria



<b>Ref</b>	RE-U-30356
<b>Type</b>	Villa
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Kanfanar
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	18000 m
<b>Floorspace</b>	360 sqm
<b>Plot size</b>	1266 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 1 050 000

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Rustic modern villa surrounded by nature in Kanfanar, close to super-popular Rovinj!  
Total area is 360 sq.m. Land plot is 1266 sq.m.

We present to you a spacious holiday villa in traditional rustic style situated in a beautiful and peaceful location, surrounded by green glades and with only one neighbor.  
The villa sits on a large plot of 1266 m<sup>2</sup>, with a living area of 360 m<sup>2</sup> spread over two floors. It is an ideal investment for tourism, boasting 5 bedrooms and 5 bathrooms.

On the ground floor, you will find an open space living room, kitchen, utility room under the stairs, and two bedrooms with private bathrooms. The first floor features three bedrooms, each with a private bathroom, and one of the bedrooms has a terrace overlooking the greenery and agricultural land.

### Technical Description:

- The villa is sold furnished
- Underfloor heating with multiple options available
- Chimney
- Six Mitsubishi air conditioners
- Mosquito nets

The villa is currently being furnished. The spacious garden includes a swimming pool and a covered summer kitchen with accompanying rooms: a bathroom and a pool engine room with a total area of 33.4 m<sup>2</sup>. Additionally, there is a garage space of 35 m<sup>2</sup> with parking spaces ready to accommodate new vehicles.

Location: The property offers true peace and quiet, making it ideal for those seeking a home without many neighbors and surrounded by agricultural land on two sides. Despite its tranquil setting, the villa is close to a variety of amenities.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m<sup>2</sup>:  
2917 €

Average price/m<sup>2</sup> of this type  
in this region:  
3527 €

Median price/m<sup>2</sup> of this type  
in this region:  
3325 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4350 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3866 €

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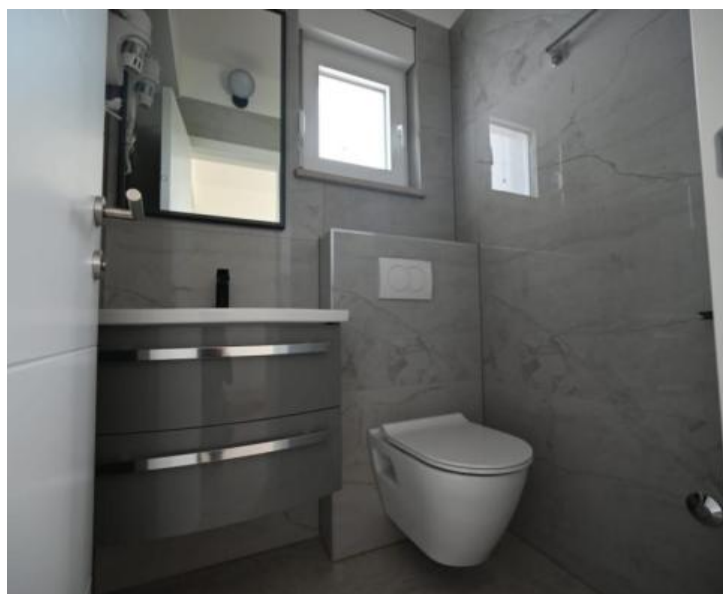
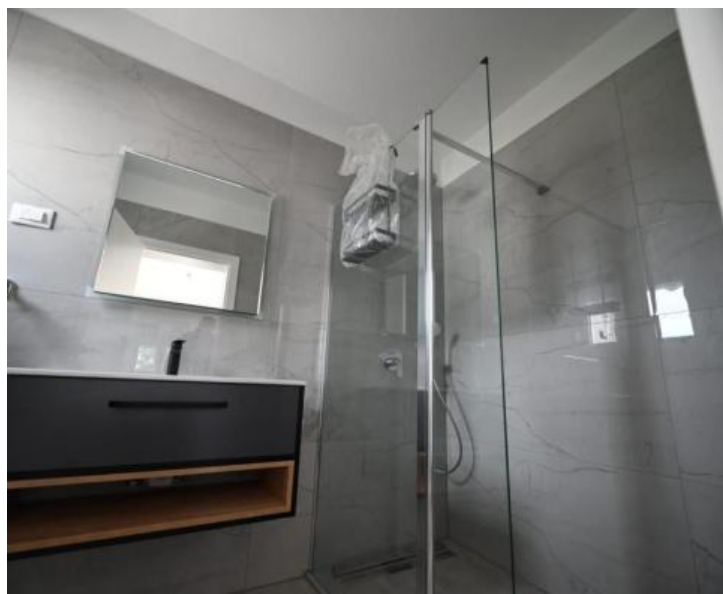
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