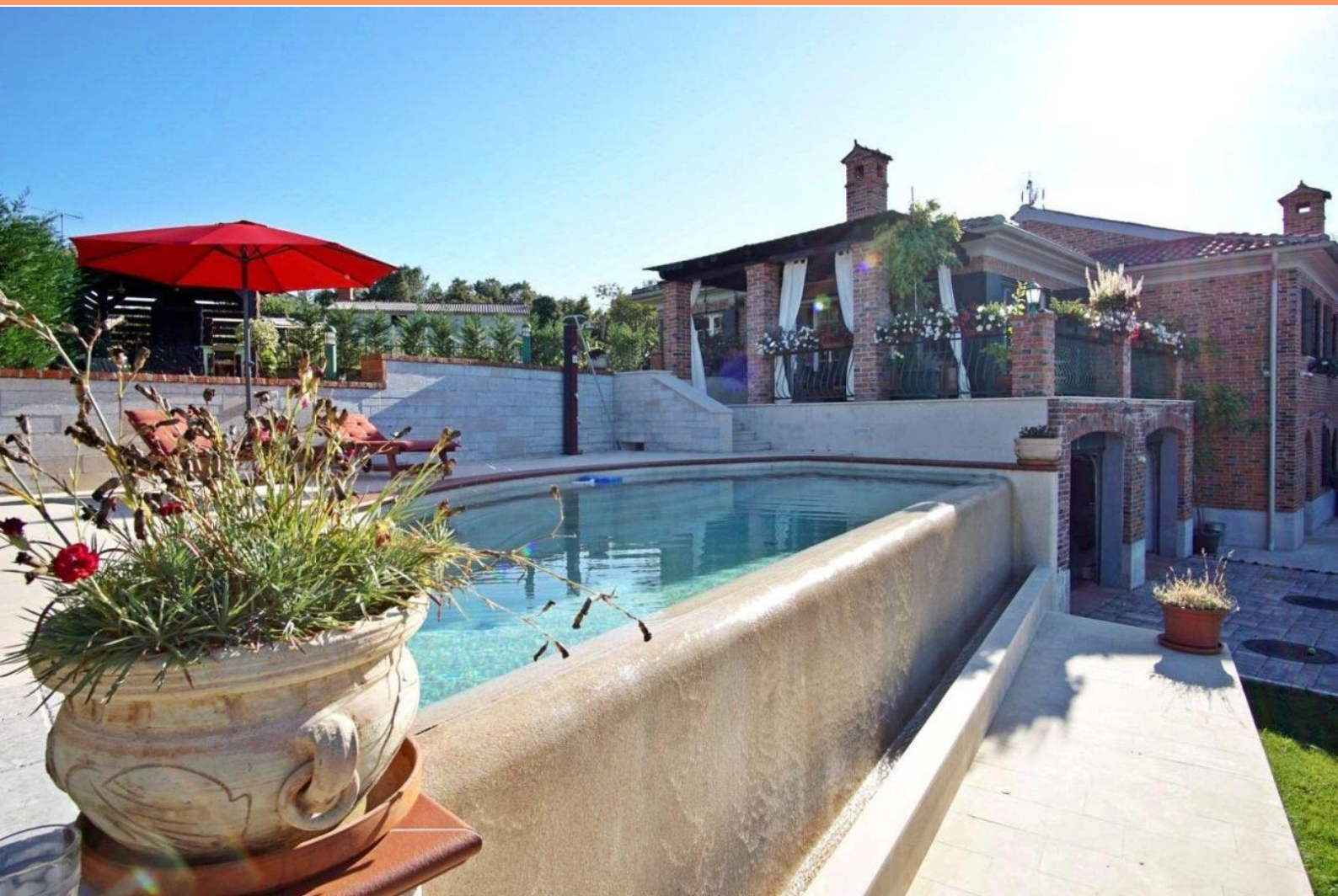


# Villa

## Kanfanar, Istria



<b>Ref</b>	RE-U-31173
<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>	19000 m
<b>Floorspace</b>	314 sqm
<b>Plot size</b>	1512 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	Price upon request

# Villa

## Kanfanar, Istria



Not far from the town of Kanfanar, there is a magnificent, luxurious villa for sale!

Famous Rovinj city is just a few km away.

Total area is 314 sq.m. Land plot is 1512 sq.m.

The impressive property is located in an ideal microlocation, at the end of a quiet village and yet a few minutes' drive from important facilities.

An exclusive example of luxury real estate exudes first-class elegance and a unique exterior and interior. The villa in complete harmony with the environment is a reflection of an elegant combination of stone and wood, daring design and architecture.

The area of the villa is distributed over two floors; basement and ground floor. There are two offices in the basement; audio studio and library, spacious tavern with open fireplace, wine cellar, bathroom, storage room, laundry room, boiler room and garage for two vehicles with remote control door. The ground floor consists of a large space with an open floor plan and a high ceiling that unites the living room and kitchen with the dining room, three bedrooms, two bathrooms, loggia and winter garden.

For heating/cooling, the villa uses fan coils and underfloor heating via a heat pump. Hot water heated by solar panels is stored in the pump, and in addition to the water network, filtered water from the rainwater storage tank is also used. It is additionally equipped with a central vacuum cleaner and a central sound system. The yard is completely fenced and horticulturally landscaped and contains an overflow heated swimming pool with a paved sunbathing area and a children's playground.

This luxury villa is an ideal property for family life or as an investment for rental for tourist purposes.

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.

# Villa

## Kanfanar, Istria



Average price/m<sup>2</sup> of this type  
in this region:  
3532 €

Median price/m<sup>2</sup> of this type  
in this region:  
3344 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4347 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3859 €



# Villa

## Kanfanar, Istria





# Villa

## Kanfanar, Istria





# Villa

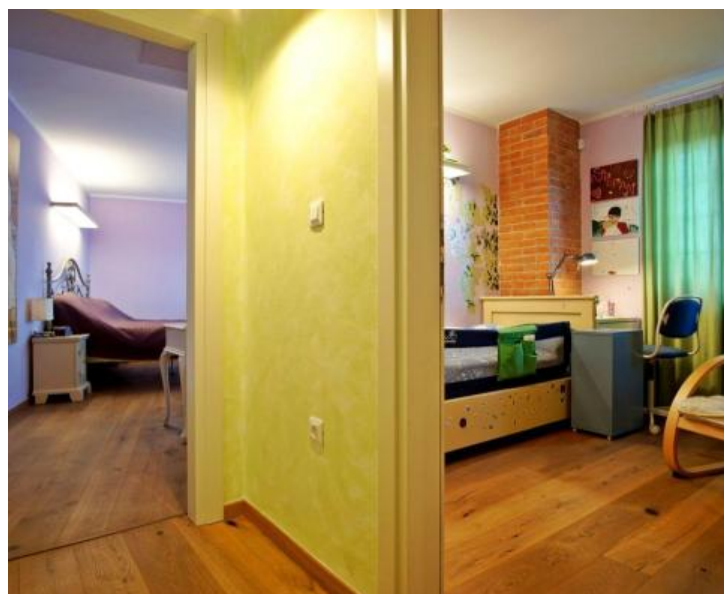
## Kanfanar, Istria





# Villa

## Kanfanar, Istria



# Villa

## Kanfanar, Istria





# Villa

## Kanfanar, Istria

