

Villa

Kanfanar, Istria



Ref	RE-U-33534
Type	Villa
Region	Istria > Rovinj
Location	Kanfanar
Front line	No
Sea view	No
Distance to sea	10000 m
Floorspace	200 sqm
Plot size	600 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 644 000

Stunning Luxury Stone Villa in a Prime Location near Rovinj in Kanfanar!

Discover this exquisite stone villa, boasting an impressive 200 m² of living space set on a generous 600 m² land plot. This two-story masterpiece offers the perfect blend of comfort and elegance.

Ground Floor

As you enter, you'll find a spacious kitchen that flows seamlessly into the dining and living areas, all with direct access to the charming yard. One inviting bedroom on this floor features a cozy hammock and a private bathroom—perfect for relaxation.

First Floor

Ascend the beautiful internal stone staircase to the first floor, where two luxurious bedrooms await, each with its own private bathroom and terrace. One of the bedrooms includes a charming gallery designed for additional sleeping space. Above the living room, a unique calibrated net supports up to 700 kg, providing a fun space to enjoy your favorite shows!

Exceptional Features

Constructed with 30 cm porotherm bricks and enhanced with 10-15 cm styrofoam insulation and elegant stone cladding, this home is built to last. The Tondach ventilated roof features 18 cm of insulation, ensuring comfort year-round. Enjoy underfloor heating in the kitchen, living room, bathrooms, and hallway, complemented by central radiators in the bedrooms. Handmade wrought iron beds add a touch of luxury, while "Cavali" ceramics adorn the floors, and wooden paneling warms the bedrooms.

Additional highlights include:

- Hydraulic sliding doors (28 cm profile)
- Aluminum windows and shutters with triple-layer tempered glass filled with gas
- Unique crystal calcite sinks and high-end Catalano sanitary ware
- Wall-mounted faucets and a central vacuum system
- A cozy thermal fireplace in the living room
- A 300-liter boiler with a 400-liter heating water accumulator (Cordivari)
- Solar panel and heat pump installation options

Outdoor Paradise

The outdoor space is equally impressive! A stunning 30 m² swimming pool features Roman stairs, a hydromassage bench, and a delightful waterfall, all equipped with electrolysis (Zodiac), a HARVARD pump, and a sand filter. Enjoy cooking in the summer kitchen complete with a stone sink and gas grill, and rinse off in the outdoor shower. An automatic irrigation system ensures your garden blooms beautifully.

Ideal Location

Located just 15 minutes from the stunning beaches of Rovinj, this property is conveniently close to all essential amenities, including schools, banks, pharmacies, and shops.

If you're in the market for a luxury property, don't miss the chance to make this unique stone villa your own! This is a true gem that deserves your attention!

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 m²:
3220 €

Average price/m² of this type
in this region:
3529 €

Median price/m² of this type
in this region:
3344 €

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3850 €

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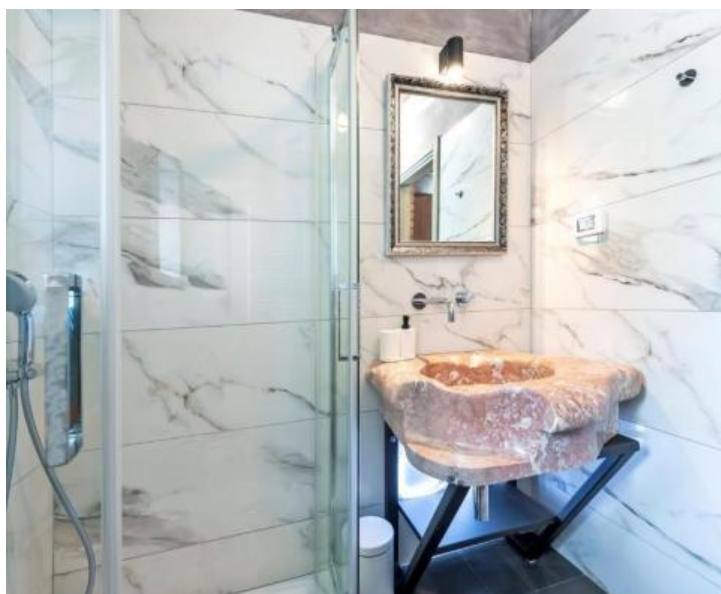
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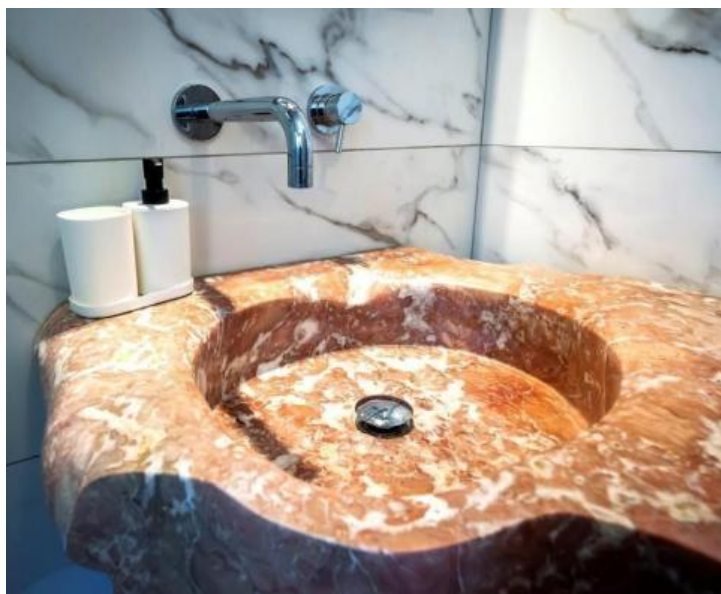
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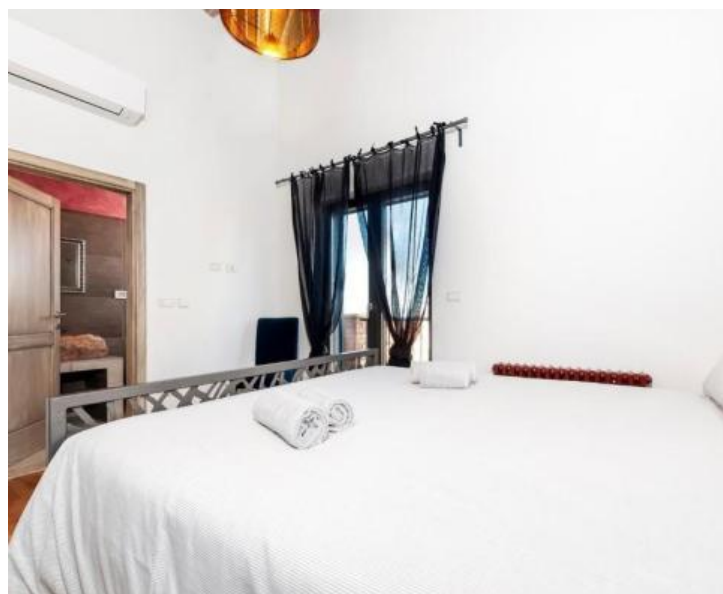
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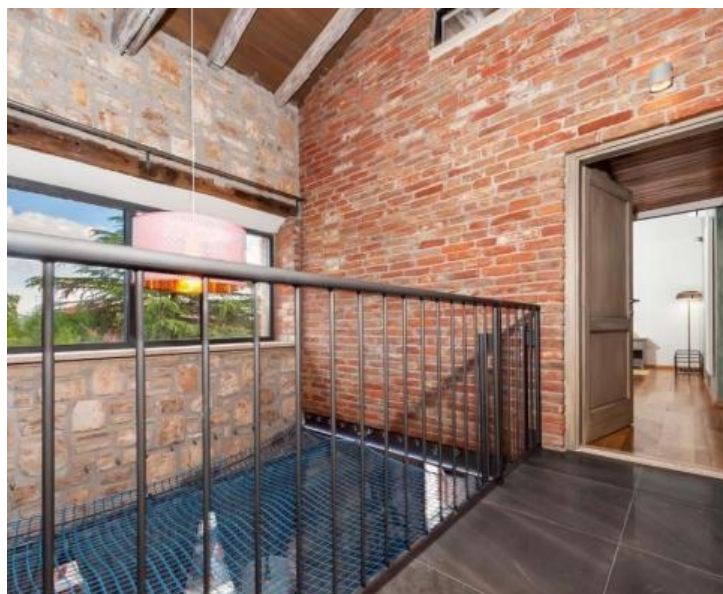
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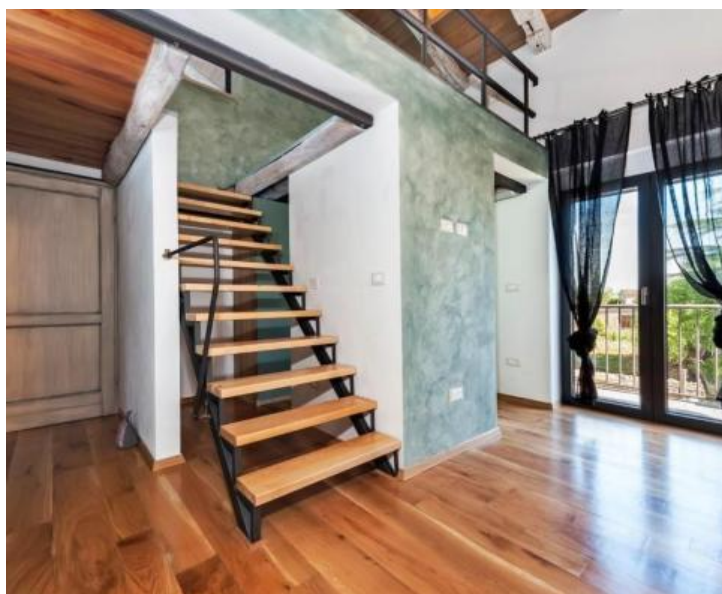
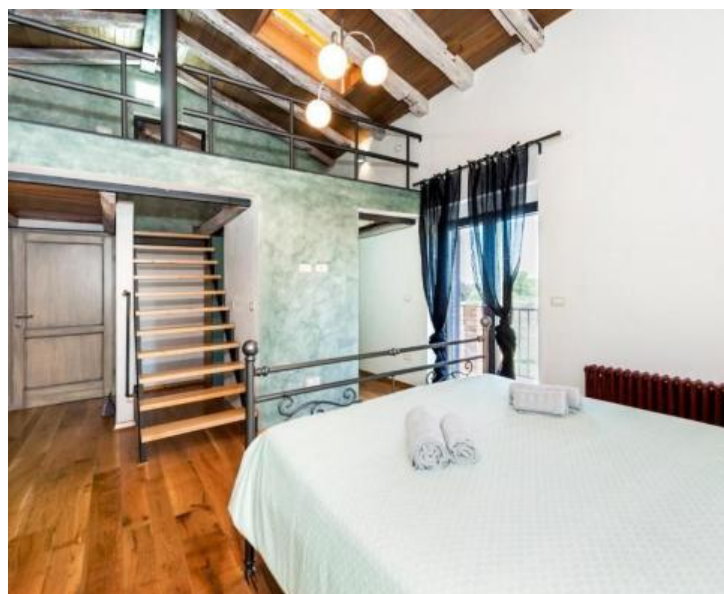
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