

# Villa

Barat, Kanfanar, Istria



<b>Ref</b>	RE-U-34152
<b>Type</b>	Villa
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Barat, Kanfanar
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	17000 m
<b>Floorspace</b>	250 sqm
<b>Plot size</b>	1000 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 150 000

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# Villa

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Luxury villa in a quiet location in Kanfanar, Rovinj area!

This stunning house is located near the medieval fortress of Dvigrad and the municipality of Kanfanar, an area renowned for its rich cultural and historical heritage, natural beauty, and traditional customs. Positioned at the edge of the construction zone, it offers a serene environment surrounded by greenery. One of its most unique features is its Eco certification—one of only 53 homes in the County of Istria to hold such a distinction. Architecturally designed to a 5-star standard, this modern home includes all the amenities one could wish for.

Set on a 1,000 m<sup>2</sup> land plot, the house spans two floors, offering a total living area of 250 m<sup>2</sup>. The ground floor features a spacious living room with an open kitchen and dining area, a bedroom with an en-suite bathroom, and a guest toilet. It is tastefully decorated with high-quality custom-made furniture and Italian-designed tiles. The entire house is equipped with underfloor heating powered by a heat pump, while a fireplace in the living room adds a cozy ambiance during winter. The living area opens directly onto the garden and pool, perfect for enjoying the sun.

A Brac stone staircase leads to the first floor, where there are three additional bedrooms, each with its own bathroom. One of the bedrooms also has a private terrace with distant sea views. The bathrooms are equipped with hand-made sinks, and the shower glass walls are designed to be movable for maximum comfort.

The property is fully fenced, beautifully landscaped, and well-maintained. Upon entering through the automated gate, you are greeted by a centuries-old olive tree and an array of Mediterranean plants. At the heart of the garden is a 48 m<sup>2</sup> saltwater swimming pool, accompanied by a sunken lounge area perfect for socializing and sunbathing. A jacuzzi is also situated here, along with a covered summer kitchen equipped with all necessary appliances.

One of the highlights of this exceptional property is the sea view, which can be enjoyed from the ground floor. Additionally, the house is just a five to ten-minute drive from essential amenities such as shops, schools, and healthcare facilities. With its prime location, high-end features, and unobstructed sea views, this property is an excellent choice for both a family home and a rental investment. It has a proven track record of success in the tourist rental market.

Since the furniture is custom-made, it is not included in the price (except for the kitchen), though it can be arranged for purchase at an additional cost.

### **Additional Features:**

- Outdoor solar shower
- Anti-slip R11 tiles indoors and outdoors
- 10 kW photovoltaic system for electricity generation
- Water purifiers and built-in fan coils in every room
- Alarm system and video surveillance

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- Automatic irrigation system
- 450L hygienic water boiler and 250L technical water boiler
- 6 parking spaces within the fenced yard
- Smart home system with app control via mobile device
- Touch-activated lighting.

Do not miss it!

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>:  
4600 €

Average price/m<sup>2</sup> of this type  
in this region:  
3529 €

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

Average price/m<sup>2</sup> of this type  
in Croatia:  
4345 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3850 €

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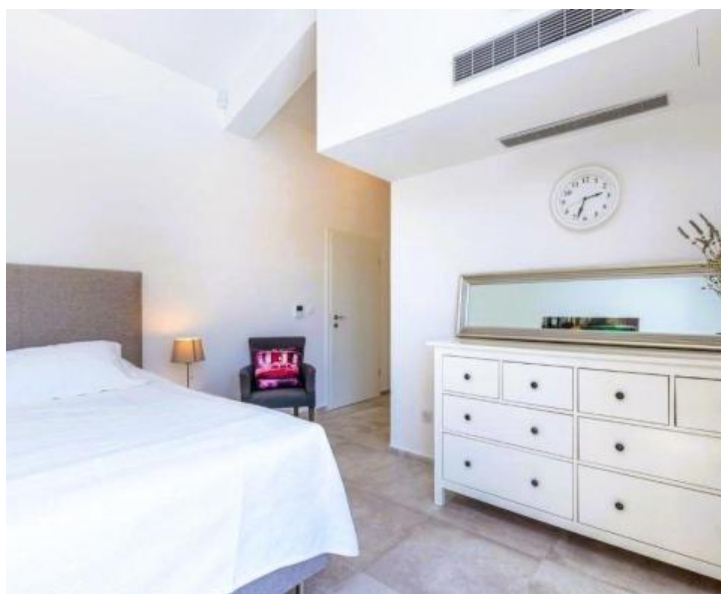
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